Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$479,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$425,000	Prope	erty type		Other	Suburb	Eildon
Period-from	01 Jul 2024	to	30 Jun 2	025	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33 SHAW AVENUE EILDON VIC 3713	\$490,000	22-Jan-25
10 TENTH STREET EILDON VIC 3713	\$420,000	16-Sep-24
17 TENTH STREET EILDON VIC 3713	\$475,000	24-Sep-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 09 July 2025

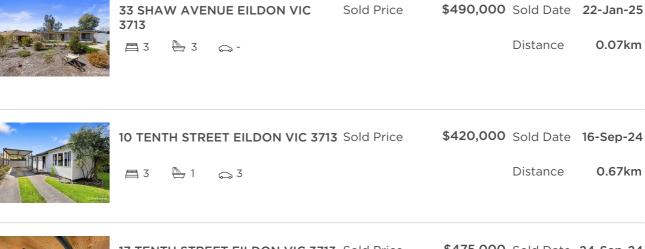


consumer.vic.gov.au

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17 TENTH STREET EILDON VIC 3713 Sold Price	e \$475,000 Sold Date 24-Sep-24
🖴 3 🕒 1 👝 2	Distance 0.59km

RS = Recent sale UN = Undisclosed Sale

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