

## 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

37 EAGLEHAWK ROAD IRONBARK VIC 3550

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Ironbark

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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

382 BARNARD STREET IRONBARK VIC 3550	\$550,000	25-Mar-24
354 BARNARD STREET IRONBARK VIC 3550	\$555,000	26-Mar-24
6 WEBSTER STREET IRONBARK VIC 3550	\$562,500	13-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: 23 July 2025


**382 BARNARD STREET IRONBARK  
VIC 3550**

Sold Price

**\$550,000**

Sold Date

**25-Mar-24**


Distance

**0.47km**

**354 BARNARD STREET IRONBARK  
VIC 3550**

Sold Price

**\$555,000**

Sold Date

**26-Mar-24**


Distance

**0.36km**

**6 WEBSTER STREET IRONBARK  
VIC 3550**

Sold Price

**\$562,500**

Sold Date

**13-Sep-24**


Distance

**0.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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