

## 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

3A HAFEY COURT EUREKA VIC 3350

### 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

\$399,000

&

\$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Eureka

Period-from

01 Jun 2024

to

31 May 2025

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

102 CLAYTON STREET GOLDEN POINT VIC 3350	\$402,900	28-Mar-25
209 STAWELL STREET NORTH BALLARAT EAST VIC 3350	\$410,000	11-Mar-25
10 ELDENWOOD MEWS CANADIAN VIC 3350	\$426,500	20-Dec-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: 10 June 2025



**102 CLAYTON STREET GOLDEN  
POINT VIC 3350**

2 1 1

Sold Price **\$402,900** Sold Date **28-Mar-25**

Distance **1.28km**



**209 STAWELL STREET NORTH  
BALLARAT EAST VIC 3350**

2 1 1

Sold Price **\$410,000** Sold Date **11-Mar-25**

Distance **1.49km**



**10 ELDENWOOD MEWS  
CANADIAN VIC 3350**

2 2 1

Sold Price **\$426,500** Sold Date **20-Dec-24**

Distance **1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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