

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 BENDIGO DRIVE EYNESBURY VIC 3338

Indicative selling price

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

Single Price

or range
between

\$839,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Eynesbury

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 two kilometres of the property for sale in the last 6 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

9 WOODEND AVENUE EYNESBURY VIC 3338	\$860,000	16-Mar-25
1 MARONG AVENUE EYNESBURY VIC 3338	\$831,000	20-Jul-24
11 BRIDGEWATER AVENUE EYNESBURY VIC 3338	\$835,000	06-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 June 2025

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**9 WOODEND AVENUE
EYNESBURY VIC 3338**

 4  3  2

Sold Price **\$860,000** Sold Date **16-Mar-25**

Distance **0.2km**



**1 MARONG AVENUE EYNESBURY
VIC 3338**

 4  3  2

Sold Price **\$831,000** Sold Date **20-Jul-24**

Distance **0.66km**



**11 BRIDGEWATER AVENUE
EYNESBURY VIC 3338**

 3  2  2

Sold Price **\$835,000** Sold Date **06-May-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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