

## 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

53 FLINNS ROAD EASTWOOD VIC 3875

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$591,250

Property type

House

Suburb

Eastwood

Period-from

01 Mar 2024

to

28 Feb 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

89D EASTWOOD ROAD EASTWOOD VIC 3875	\$735,000	01-Jul-24
19 MISTANA COURT EASTWOOD VIC 3875	\$760,000	08-Jan-25
77 GATEHOUSE DRIVE EASTWOOD VIC 3875	\$735,000	28-Feb-25

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: 27 March 2025

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**89D EASTWOOD ROAD  
EASTWOOD VIC 3875**

 4  3  6

Sold Price **\$735,000** Sold Date **01-Jul-24**

Distance **0.93km**



**19 MISTANA COURT EASTWOOD  
VIC 3875**

 4  2  -

Sold Price **\$760,000** Sold Date **08-Jan-25**

Distance **0.56km**



**77 GATEHOUSE DRIVE  
EASTWOOD VIC 3875**

 4  2  6

Sold Price **\$735,000** Sold Date **28-Feb-25**

Distance **0.76km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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