

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

7 CANNUM ROAD 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

\$599,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,200

Property type

Land

Suburb

Eynesbury

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 GOROKE STREET EYNESBURY VIC 3338	\$434,183	31-Mar-26
842 EYNESBURY ROAD EYNESBURY VIC 3338	\$297,000	11-Jun-26

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: 23 September 2026



**9 GOROKE STREET EYNESBURY
VIC 3338**

 4  2  2

Sold Price

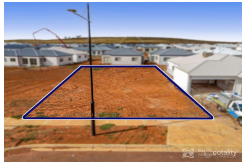
\$434,183

Sold Date

31-Mar-26

Distance

0.35km



**842 EYNESBURY ROAD
EYNESBURY VIC 3338**

 4  2  -

Sold Price

\$297,000

Sold Date

11-Jun-26

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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