

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

7 FIFTH STREET EILDON VIC 3713

Indicative selling price

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

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Eildon

Period-from

01 Sep 2024

to

31 Aug 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

44 NINTH STREET EILDON VIC 3713	\$322,500	07-Apr-25
41 FIFTH STREET EILDON VIC 3713	\$355,000	29-Apr-24
14 TENTH STREET EILDON VIC 3713	\$310,000	04-Jun-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: 03 September 2025

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44 NINTH STREET EILDON VIC 3713

Sold Price \$322,500 Sold Date 07-Apr-25

3 1 2

Distance 0.58km



41 FIFTH STREET EILDON VIC 3713

Sold Price \$355,000 Sold Date 29-Apr-24

3 1 1

Distance 0.29km



14 TENTH STREET EILDON VIC 3713

Sold Price \$310,000 Sold Date 04-Jun-25

3 1 2

Distance 0.48km

RS = Recent sale UN = Undisclosed Sale

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