

## 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

8 BARINGHUP STREET EYNESBURY VIC 3338

### 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

\$580,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Eynesbury

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 11 MITIAMO STREET EYNESBURY VIC 3338 | \$580,000 | 03-Sep-25 |
| 71 COBRAM DRIVE EYNESBURY VIC 3338   | \$570,000 | 22-Sep-25 |
| 5 MURTOA CRESCENT EYNESBURY VIC 3338 | \$600,000 | 23-Jul-25 |

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: 18 November 2025


**11 MITIAMO STREET EYNESBURY  
VIC 3338**
 4  2  2

Sold Price

**\$580,000**

Sold Date

**03-Sep-25**

Distance

**0.03km**

**71 COBRAM DRIVE EYNESBURY  
VIC 3338**
 4  2  2

Sold Price

**\$570,000**

Sold Date

**22-Sep-25**

Distance

**0.69km**

**5 MURTOA CRESCENT EYNESBURY  
VIC 3338**
 4  2  2

Sold Price

**\$600,000**

Sold Date

**23-Jul-25**

Distance

**0.75km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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