

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

LOT 15103 WATCHEM STREET 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Other

Suburb

Eynesbury

Period-from

01 May 2024

to

30 Apr 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

LOT S157 GREEN HILL ROAD EYNESBURY VIC 3338	-	18-Jun-24
LOT S177 GREEN HILL ROAD EYNESBURY VIC 3338	-	18-Jun-24
LOT S189 GREEN HILL ROAD EYNESBURY VIC 3338	-	18-Jun-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: 06 May 2025



**LOT S157 GREEN HILL ROAD
EYNESBURY VIC 3338**

- -

Sold Price

- Sold Date **18-Jun-24**

Distance **0.43km**



**LOT S177 GREEN HILL ROAD
EYNESBURY VIC 3338**

- -

Sold Price

Sold Date **18-Jun-24**

Distance **0.53km**



**LOT S189 GREEN HILL ROAD
EYNESBURY VIC 3338**

- -

Sold Price

Sold Date **18-Jun-24**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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