

## 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

13 HOPKINS AVENUE EAGLEHAWK VIC 3556

### 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Eaglehawk

Period-from

01 Jun 2023

to

31 May 2024

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

43 KIRKWOOD ROAD EAGLEHAWK VIC 3556	\$530,000	20-Jan-23
24 LETHEBYS ROAD SAILORS GULLY VIC 3556	\$510,000	29-Mar-23
8 ROBBINS STREET EAGLEHAWK VIC 3556	\$540,000	24-Oct-23

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: 19 June 2024


**43 KIRKWOOD ROAD  
 EAGLEHAWK VIC 3556**

4 1 3

Sold Price **\$530,000** Sold Date **20-Jan-23**

Distance **1.89km**


**24 LETHEBYS ROAD SAILORS  
 GULLY VIC 3556**

3 1 2

Sold Price **\$510,000** Sold Date **29-Mar-23**

Distance **0.8km**


**8 ROBBINS STREET EAGLEHAWK  
 VIC 3556**

3 1 2

Sold Price **\$540,000** Sold Date **24-Oct-23**

Distance **0.91km**


**37-41 DUNSTAN STREET SAILORS  
 GULLY VIC 3556**

4 2 2

Sold Price **\$585,000** Sold Date **09-Jun-23**

Distance **0.45km**


**162 UPPER CALIFORNIA GULLY  
 ROAD CALIFORNIA GULLY VIC  
 3556**

3 2 4

Sold Price **\$540,000** Sold Date **14-Mar-24**

Distance **2.12km**


**37-39 LESTER STREET SAILORS  
 GULLY VIC 3556**

3 1 3

Sold Price **\$525,000** Sold Date **23-Feb-23**

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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