

## 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

14 CRYMELON 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

\$549,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 24 REDBANK STREET EYNESBURY VIC 3338 | \$565,000 | 16-Jul-26 |
| 14 RALUANA ROAD EYNESBURY VIC 3338   | \$555,000 | 02-Apr-26 |
| 11 RHEOLA STREET EYNESBURY VIC 3338  | \$572,000 | 02-Sep-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: 21 September 2026



**24 REDBANK STREET EYNESBURY  
VIC 3338**

 4  2  2

Sold Price

**\$565,000**

Sold Date

**16-Jul-26**

Distance

**0.77km**



**14 RALUANA ROAD EYNESBURY  
VIC 3338**

 4  2  2

Sold Price

**\$555,000**

Sold Date

**02-Apr-26**

Distance

**0.75km**



**11 RHEOLA STREET EYNESBURY  
VIC 3338**

 4  2  2

Sold Price

<sup>RS</sup> **\$572,000**

Sold Date

**02-Sep-26**

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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