

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 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 (*Delete single price or range as applicable)

Single price \$* or range between \$570,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$697,000 *House X *Unit Suburb Eynesbury
Period - From APRIL 2025 to March 2026 Source Realestate.com.au

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 six 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
1. 6 Glenorchy Street Eynesbury	\$610,000	13/02/2026
2. 25 Walhalla Drive Eynesbury	\$615,000	16/02/2026
3. 20 Murtoa Crecent Eynesbury	\$591,000	11/12/2025

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 six months.