

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

3/18 WAYGARA STREET EUMEMMERRING VIC 3177

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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Other

Suburb

Eumemmerring

Period-from

01 Jul 2025

to

30 Jun 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

2/30 HAWTHORN ROAD DOVETON VIC 3177	\$580,000	20-Feb-26
2 BOOGIE LANE HALLAM VIC 3803	\$590,000	09-Feb-26
3/3 SYDNEY PARKINSON AVENUE ENDEAVOUR HILLS VIC 3802	\$690,000	25-Feb-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: 02 July 2026



**2/30 HAWTHORN ROAD
DOVETON VIC 3177**

2 2 1

Sold Price **\$580,000** Sold Date **20-Feb-26**

Distance **0.91km**



2 BOOGIE LANE HALLAM VIC 3803 Sold Price **\$590,000** Sold Date **09-Feb-26**

2 2 1

Distance **1.6km**



**3/3 SYDNEY PARKINSON AVENUE
ENDEAVOUR HILLS VIC 3802** Sold Price **\$690,000** Sold Date **25-Feb-26**

2 1 1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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