

## 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

30 WALHALLA DRIVE 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

\$559,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 Mar 2025

to

28 Feb 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

29 EAGLEHAWK BOULEVARD EYNESBURY VIC 3338	\$576,500	12-Jan-26
14 CROWLANDS CIRCUIT EYNESBURY VIC 3338	\$560,000	02-Feb-26
24 CROWLANDS CIRCUIT EYNESBURY VIC 3338	\$560,000	09-Mar-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: 20 March 2026



**29 EAGLEHAWK BOULEVARD  
EYNESBURY VIC 3338**

 3  2  2

Sold Price **\$576,500** Sold Date **12-Jan-26**

Distance **1.81km**



**14 CROWLANDS CIRCUIT  
EYNESBURY VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$560,000** Sold Date **02-Feb-26**

Distance **2.31km**



**24 CROWLANDS CIRCUIT  
EYNESBURY VIC 3338**

 4  2  2

Sold Price Sold Date **09-Mar-26**

Distance **2.31km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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