

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

4 ALEXI WALK 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Aug 2025

to

31 Jul 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

9 ALEXI WALK EUMEMMERRING VIC 3177	\$678,000	15-Apr-26
4 HATCHER PLACE EUMEMMERRING VIC 3177	\$705,000	19-Jan-26
92 RIANA LOOP EUMEMMERRING VIC 3177	\$740,000	18-Oct-25

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: 05 August 2026


**9 ALEXI WALK EUMEMMERRING
VIC 3177**

 3
  2
  2

Sold Price

\$678,000

Sold Date

15-Apr-26

Distance

0.03km

**4 HATCHER PLACE
EUMEMMERRING VIC 3177**

 4
  2
  2

Sold Price

\$705,000

Sold Date

19-Jan-26

Distance

0.06km

**92 RIANA LOOP EUMEMMERRING
VIC 3177**

 3
  2
  1

Sold Price

\$740,000

Sold Date

18-Oct-25

Distance

0.06km
RS = Recent sale

UN = Undisclosed Sale

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