

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

49 CROWLANDS CIRCUIT 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

\$585,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 May 2025

to

30 Apr 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

34 CROWLANDS CIRCUIT EYNESBURY VIC 3338	\$586,000	06-May-26
514 GREEN HILL ROAD EYNESBURY VIC 3338	\$590,000	13-Mar-26
20 MURTOA CRESCENT EYNESBURY VIC 3338	\$591,000	11-Dec-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.~~

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Daniel Webber
P 03 9743 9743
M 0419 002 931
E daniel.w@obre.com.au



**34 CROWLANDS CIRCUIT
EYNESBURY VIC 3338**

 4  2  2

Sold Price

^{RS}

\$586,000

Sold Date **06-May-26**

Distance

0km



**514 GREEN HILL ROAD
EYNESBURY VIC 3338**

 4  2  2

Sold Price

\$590,000

Sold Date **13-Mar-26**

Distance

0.25km



**20 MURTOA CRESCENT
EYNESBURY VIC 3338**

 4  2  2

Sold Price

\$591,000

Sold Date **11-Dec-25**

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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