

## 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

5 CROWLANDS CIRCUIT 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

\$549,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

Eynesbury

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

|   |           |           |
|---|-----------|-----------|
| 89 CROWLANDS CIRCUIT EYNESBURY VIC 3338 | \$580,000 | 07-Apr-26 |
| 14 CROWLANDS CIRCUIT EYNESBURY VIC 3338 | \$560,000 | 02-Feb-26 |
| 34 CROWLANDS CIRCUIT EYNESBURY VIC 3338 | \$586,000 | 22-Apr-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



**89 CROWLANDS CIRCUIT  
EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$580,000** Sold Date **07-Apr-26**

Distance **0.12km**



**14 CROWLANDS CIRCUIT  
EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$560,000** Sold Date **02-Feb-26**

Distance **0.08km**



**34 CROWLANDS CIRCUIT  
EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$586,000** Sold Date **22-Apr-26**

Distance **0.17km**

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

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