

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

7 CLUNES WAY 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

\$839,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Eynesbury

Period-from

01 Sep 2025

to

31 Aug 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

1 SEVILLE AVENUE EYNESBURY VIC 3338	\$840,000	22-Apr-26
23 WALHALLA DRIVE EYNESBURY VIC 3338	\$870,000	25-Aug-26
65 LANCEFIELD CIRCUIT EYNESBURY VIC 3338	\$869,000	11-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: 30 September 2026

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**1 SEVILLE AVENUE EYNESBURY
VIC 3338**

Sold Price

^{RS} **\$840,000** Sold Date **22-Apr-26**

 4  2  6

Distance **1.65km**



**23 WALHALLA DRIVE EYNESBURY
VIC 3338**

Sold Price

^{RS} **\$870,000** Sold Date **25-Aug-26**

 4  2  2

Distance **1.25km**



**65 LANCEFIELD CIRCUIT
EYNESBURY VIC 3338**

Sold Price

\$869,000 Sold Date **11-Feb-26**

 4  2  2

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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