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	24 REDBANK STREET 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	$550,000	&	$605,000

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
14 CROWLANDS CIRCUIT EYNESBURY VIC 3338	$560,000	02-Feb-26
8 TIMOR WALK EYNESBURY VIC 3338	$561,000	06-Mar-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: 19 March 2026

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14 CROWLANDS CIRCUIT EYNESBURY VIC 3338

4 2 2

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

Distance **0.19km**



8 TIMOR WALK EYNESBURY VIC 3338

4 2 2

Sold Price RS **$561,000** UN Sold Date **06-Mar-26**

Distance **0.37km**



24 CROWLANDS CIRCUIT EYNESBURY VIC 3338

4 2 2

Sold Price RS **$560,000** Sold Date **09-Mar-26**

Distance **0.19km**



6 GLENORCHY STREET EYNESBURY VIC 3338

4 2 2

Sold Price **$610,000** Sold Date **01-Feb-25**

Distance **0.47km**



25 WALHALLA DRIVE EYNESBURY VIC 3338

4 2 2

Sold Price **$615,000** Sold Date **01-Feb-26**

Distance **2.14km**



20 MURTOA CRESCENT EYNESBURY VIC 3338

4 2 2

Sold Price **$591,000** Sold Date **11-Dec-25**

Distance **0.66km**

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

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