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	19 BRIDGEWATER AVENUE 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	$689,000	&	$719,000

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
9 EAGLEHAWK BOULEVARD EYNESBURY VIC 3338	$690,000	07-Apr-26
399 GREEN HILL ROAD EYNESBURY VIC 3338	$690,000	29-Jan-26
30 LANCEFIELD CIRCUIT EYNESBURY VIC 3338	$685,000	15-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.~~

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9 EAGLEHAWK BOULEVARD EYNESBURY VIC 3338

3 2 2

Sold Price RS $690,000 Sold Date 07-Apr-26

Distance 0.27km



399 GREEN HILL ROAD EYNESBURY VIC 3338

4 2 2

Sold Price $690,000 Sold Date 29-Jan-26

Distance 1.58km



30 LANCEFIELD CIRCUIT EYNESBURY VIC 3338

3 2 2

Sold Price RS $685,000 Sold Date 15-Apr-26

Distance 0.67km

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

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