Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	89B Simpsons Road, Eaglehawk, Vic 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $470,000 & $495,000

Median sale price

Median price $423,000 Property type *Unit* Suburb Eaglehawk

Period - From 01/04/2025 to 31/03/2026 Source PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
28B Napier St, Eaglehawk, VIC 3556	$459,000	29/07/2025
1/42 Averys Rd, Eaglehawk, VIC 3556	$520,000	18/12/2025
38 Peg Leg Road, Eaglehawk, VIC 3556	$450,000	10/07/2025

OR

~~B*~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 08/04/2026