

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

8 CREEK COURT EUMEMMERRING VIC 3177

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

\$799,000

&

\$878,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Eumemmerring

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

24 WAYGARA STREET EUMEMMERRING VIC 3177	\$838,888	26-Aug-26
2 ROGERS STREET EUMEMMERRING VIC 3177	\$850,000	14-Aug-26
1 ROBERTS COURT ENDEAVOUR HILLS VIC 3802	\$815,000	22-Aug-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: 04 September 2026



**24 WAYGARA STREET
EUMEMMERRING VIC 3177**

3 2 2

Sold Price

^{RS} **\$838,888** Sold Date **26-Aug-26**

Distance **0.37km**



**2 ROGERS STREET
EUMEMMERRING VIC 3177**

3 1 2

Sold Price

^{RS} **\$850,000** ^{UN} Sold Date **14-Aug-26**

Distance **0.73km**



**1 ROBERTS COURT ENDEAVOUR
HILLS VIC 3802**

3 1 8

Sold Price

^{RS} **\$815,000** Sold Date **22-Aug-26**

Distance **1.64km**

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

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