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<br>Including suburb and postcode | 4/18 WAYGARA STREET 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 | $695,000 | & | $755,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $602,500 | Property type | Unit | Suburb | Eumemmerring |
| Period-from | 01 Aug 2025 | to | 31 Jul 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 ALEXI WALK EUMEMMERRING VIC 3177 | $678,000 | 15-Apr-26 |
| 1/26 CHARLES AVENUE HALLAM VIC 3803 | $730,000 | 01-Jul-26 |
| 3/7 KARO COURT DOVETON VIC 3177 | $675,000 | 13-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: 17 August 2026

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**9 ALEXI WALK EUMEMMERRING VIC 3177**

3 2 2

Sold Price **$678,000** Sold Date **15-Apr-26**

Distance **0.23km**



**1/26 CHARLES AVENUE HALLAM VIC 3803**

3 2 2

Sold Price **$730,000** Sold Date **01-Jul-26**

Distance **0.7km**



**3/7 KARO COURT DOVETON VIC 3177**

3 2 2

Sold Price **$675,000** Sold Date **13-Mar-26**

Distance **0.9km**

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

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