

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

6 GLENORCHY 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

House

Suburb

Eynesbury

Period-from

01 Jan 2025

to

31 Dec 2025

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

5 MURTOA CRESCENT EYNESBURY VIC 3338	\$600,000	23-Jul-25
9 NUGGETTY LANE EYNESBURY VIC 3338	\$615,000	29-Aug-25
11 MITIAMO STREET EYNESBURY VIC 3338	\$580,000	03-Sep-25

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: 14 January 2026



5 MURTOA CRESCENT EYNESBURY VIC 3338 Sold Price **\$600,000** Sold Date **23-Jul-25**

 4  2  2

Distance **0.12km**



9 NUGGETTY LANE EYNESBURY VIC 3338 Sold Price **\$615,000** Sold Date **29-Aug-25**

 4  2  2

Distance **0.59km**



11 MITIAMO STREET EYNESBURY VIC 3338 Sold Price **\$580,000** Sold Date **03-Sep-25**

 4  2  2

Distance **0.67km**

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

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