

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

1/32 OLIVE ROAD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Mar 2025

to

28 Feb 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

1/5 PHOTINIA STREET DOVETON VIC 3177	\$590,000	11-Mar-26
2/4 GINA COURT HALLAM VIC 3803	\$570,000	04-Nov-25
1/9 ALBERT ROAD HALLAM VIC 3803	\$600,000	22-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: 18 March 2026


**1/5 PHOTINIA STREET DOVETON
VIC 3177**

 2
  1
  1

Sold Price

^{RS}
\$590,000

Sold Date

11-Mar-26

Distance

1.02km

**2/4 GINA COURT HALLAM VIC
3803**

 2
  1
  1

Sold Price

\$570,000

Sold Date

04-Nov-25

Distance

1.59km

**1/9 ALBERT ROAD HALLAM VIC
3803**

 2
  1
  1

Sold Price

\$600,000

Sold Date

22-Sep-25

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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