

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 Baringhup Street, Eynesbury Vic 3338

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$729,000 Property Type House Suburb Eynesbury

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 six 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	30 Lawler Rd EYNESBURY 3338	\$670,500	25/05/2026
2	24 Woodstock Dr EYNESBURY 3338	\$630,000	12/02/2026
3	8 Baringhup St EYNESBURY 3338	\$600,000	19/11/2025

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 six months.

This Statement of Information was prepared on: 05/06/2026 12:34



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Property Type: House
Land Size: 422 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$630,000
Median House Price
 March quarter 2026: \$729,000

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 six months.

Comparable Properties



30 Lawler Rd EYNESBURY 3338 (REI)

Agent Comments

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Price: \$670,500
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 438 sqm approx



24 Woodstock Dr EYNESBURY 3338 (REI/VG)

Agent Comments

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  2

Price: \$630,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 465 sqm approx



8 Baringhup St EYNESBURY 3338 (REI/VG)

Agent Comments

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  2

Price: \$600,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 377 sqm approx

Account - Barry Plant | P: 03 9842 8888



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