

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

Single price

\$570,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Eynesbury

Period - From

21/09/2025

to

20/09/2026

Source

Property Data

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	11 Rheola St EYNESBURY 3338	\$572,000	02/09/2026
2	32 Marong Av EYNESBURY 3338	\$599,999	28/05/2026
3	24 Woodstock Dr EYNESBURY 3338	\$630,000	12/02/2026

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:

21/09/2026 16:29



 4  2  2

Property Type: House
Land Size: 422 sqm approx

Agent Comments

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.

Indicative Selling Price

\$570,000

Median House Price

21/09/2025 - 20/09/2026: \$670,000

Comparable Properties



11 Rheola St EYNESBURY 3338 (REI)

Agent Comments

 4  2  2

Price: \$572,000
Method: Private Sale
Date: 02/09/2026
Property Type: House
Land Size: 420 sqm approx



32 Marong Av EYNESBURY 3338 (REI)

Agent Comments

 4  1  2

Price: \$599,999
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 576 sqm approx



24 Woodstock Dr EYNESBURY 3338 (REI)

Agent Comments

 4  2  2

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

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