

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address 325 Eaglehawk Road, California Gully Vic 3556  
Including suburb or  
locality and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$349,000 & \$369,000

**Median sale price**

Median price \$469,250 Property Type House Suburb California Gully

Period - From 01/01/2022 to 31/12/2022 Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	336 Eaglehawk Rd CALIFORNIA GULLY 3556	\$361,000	10/02/2022
2	1/55 Eaglehawk Rd IRONBARK 3550	\$360,000	07/10/2022
3	11 Panton St EAGLEHAWK 3556	\$360,000	16/09/2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15/01/2023 10:39



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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 473 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$349,000 - \$369,000  
**Median House Price**  
Year ending December 2022: \$469,250

## Comparable Properties



**336 Eaglehawk Rd CALIFORNIA GULLY 3556**   [Agent Comments](#)  
(REI/VG)

 2    1    3

**Price:** \$361,000  
**Method:** Private Sale  
**Date:** 10/02/2022  
**Property Type:** House  
**Land Size:** 539 sqm approx



**1/55 Eaglehawk Rd IRONBARK 3550** (REI/VG)   [Agent Comments](#)

 2    1    2

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 07/10/2022  
**Property Type:** House  
**Land Size:** 299 sqm approx



**11 Panton St EAGLEHAWK 3556** (REI/VG)   [Agent Comments](#)

 2    1    3

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 16/09/2022  
**Property Type:** House  
**Land Size:** 400 sqm approx