

## 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  
Including suburb and  
postcode

8/14 BUTTS ROAD EAGLEHAWK VIC 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Unit

Suburb

Eaglehawk

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 29A BRAZIER STREET EAGLEHAWK VIC 3556  | \$555,000 | 20-Oct-25 |
| 8/55-57 MANNA GUM DRIVE EPSOM VIC 3551 | \$550,000 | 20-Jun-25 |
| 2/61 AVERYS ROAD JACKASS FLAT VIC 3556 | \$465,000 | 20-Feb-25 |

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: 12 November 2025


**29A BRAZIER STREET  
EAGLEHAWK VIC 3556**
 3  1  1

Sold Price

<sup>RS</sup>
**\$555,000**

Sold Date

**20-Oct-25**

Distance

**1.33km**

**8/55-57 MANNA GUM DRIVE  
EPSOM VIC 3551**
 3  1  1

Sold Price

**\$550,000**

Sold Date

**20-Jun-25**

Distance

**4.12km**

**2/61 AVERYS ROAD JACKASS  
FLAT VIC 3556**
 3  1  1

Sold Price

**\$465,000**

Sold Date

**20-Feb-25**

Distance

**1.71km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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