

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

12 YARRA COURT EAGLEHAWK VIC 3556

Indicative selling price

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

Single Price

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Eaglehawk

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 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

4 YARRA COURT EAGLEHAWK VIC 3556	\$720,000	30-May-25
12 KINGSTON DRIVE EAGLEHAWK VIC 3556	\$780,000	06-Dec-24
165 JOBS GULLY ROAD EAGLEHAWK VIC 3556	\$521,000	29-Nov-24

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: 13 March 2026



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4 YARRA COURT EAGLEHAWK VIC 3556

Sold Price

\$720,000 Sold Date **30-May-25**

4 2 2

Distance **0.08km**



12 KINGSTON DRIVE EAGLEHAWK VIC 3556

Sold Price

\$780,000 Sold Date **06-Dec-24**

3 2 2

Distance **0.15km**



**165 JOBS GULLY ROAD
EAGLEHAWK VIC 3556**

Sold Price

\$521,000 Sold Date **29-Nov-24**

3 2 2

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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