

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

56 CALDWELLS ROAD EAGLEHAWK VIC 3556

Address  
Including suburb and postcode

Indicative selling price

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

|                               |  |        |           |           |
|-------------------------------|--|--------|-----------|-----------|
| or range<br>Single<br>between |  | Price& | \$590,000 | \$640,000 |
|-------------------------------|--|--------|-----------|-----------|

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 |
|--------------------------------|-------|--------------|
|                                |       |              |
|                                |       |              |
|                                |       |              |

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: 19 August 2026