

# 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 or  
locality and postcode

50 Eureka Street, Chewton Vic 3451

### Indicative selling price

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

Single price \$895,000

### Median sale price

Median price \$755,000

Property Type House

Suburb Chewton

Period - From 16/03/2025

to 15/03/2026

Source Property Data

### 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	57 Pitman St CHEWTON 3451	\$852,500	23/12/2025
2	20 Commissioners Gully Rd CHEWTON 3451	\$950,000	30/10/2025
3	282 Pyrenees Hwy CHEWTON 3451	\$870,000	29/10/2025

**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:

16/03/2026 13:42



3   1   6

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 2000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$895,000  
**Median House Price**  
 16/03/2025 - 15/03/2026: \$755,000

## Comparable Properties



**57 Pitman St CHEWTON 3451 (REI)**

Agent Comments

3   2   2

**Price:** \$852,500  
**Method:** Private Sale  
**Date:** 23/12/2025  
**Property Type:** House  
**Land Size:** 1430 sqm approx



**20 Commissioners Gully Rd CHEWTON 3451 (REI)**

Agent Comments

3   1   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House  
**Land Size:** 24281.16 sqm approx



**282 Pyrenees Hwy CHEWTON 3451 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** House  
**Land Size:** 1138 sqm approx

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