

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 RIANA LOOP EUMEMMERRING VIC 3177

Indicative selling price

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

Single Price

or range
between

\$679,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Eumemmerring

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 two kilometres of the property for sale in the last 6 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 HATCHER PLACE EUMEMMERRING VIC 3177	\$705,000	09-Feb-26
1/4 ALEXANDER STREET HALLAM VIC 3803	\$778,500	16-Nov-25
1/43 CARLISLE ROAD HALLAM VIC 3803	\$780,000	08-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 March 2026



4 HATCHER PLACE EUMEMMERRING VIC 3177

 4  2  2

Sold Price

^{RS}

\$705,000

Sold Date

09-Feb-26

Distance

0km



1/4 ALEXANDER STREET HALLAM VIC 3803

 4  2  1

Sold Price

\$778,500

Sold Date

16-Nov-25

Distance

1.6km



1/43 CARLISLE ROAD HALLAM VIC 3803

 4  3  2

Sold Price

\$780,000

Sold Date

08-Dec-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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