Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	<u> </u>				
		wdon Street, Eaglem	ont Vic 3084		
Including subur					
pos	tcode				
Indicative sellin	g price				
For the meaning o	f this price see c	onsumer.vic.gov.au/ı	underquoting		
	(20)	_			
Range between	\$2,950,000	&	\$3,200,000		
9					
Median sale pri	ce				
Median price	\$2,390,000	Property Type Ho	use	Suburb Eaglemont	
			·		=
Period - From	28/07/2024	to 27/07/2025	Source	Property Data	

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 six months that the estate agent or agent's representative considers to be most comparable to the propertyforsale.

Address of comparable property

50-50000 (90-500) (90-500000 M:5000000000 - MERCHANDEN (M)				
1	46 The Eyrie EAGLEMONT 3084	\$3,420,000	23/07/2025	
2	16 Hartlands Rd IVANHOE EAST 3079	\$2,940,000	28/06/2025	
3	6 Ashby Gr EAGLEMONT 3084	\$3,210,000	21/01/2025	

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 six months.

-	
This Statement of Information was prepared on:	28/07/2025 12:54



Date of sale



Maggie Sun 0425 790 930 0425 790 930 Maggie.Sun@vicprop.com.au

Indicative Selling Price

\$2,950,000 - \$3,200,000

Median House Price

28/07/2024 - 27/07/2025: \$2,390,000



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Property Type: House Land Size: 664 sqm approx

Agent Comments

Comparable Properties



46 The Eyrie EAGLEMONT 3084 (REI)

3 🖦 2 🚓

Price: \$3,420,000 **Method:** Private Sale **Date:** 23/07/2025

Property Type: House (Res) Land Size: 920 sqm approx **Agent Comments**



16 Hartlands Rd IVANHOE EAST 3079 (REI)

3 ╆ 2 🛱

Price: \$2,940,000 **Method:** Auction Sale **Date:** 28/06/2025

Property Type: House (Res) Land Size: 920 sqm approx **Agent Comments**



6 Ashby Gr EAGLEMONT 3084 (REI/VG)

4 🛏 ² 🛱

Price: \$3,210,000

Method: Sold Before Auction

Date: 21/01/2025 Rooms: 5

Property Type: House (Res) Land Size: 974 sqm approx Agent Comments

Account - VICPROP | P: 03 8888 1011





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