

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

3/12 Ashby Grove, Eaglemont Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$843,000 Property Type Unit Suburb Eaglemont

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 property for sale.

	Address of comparable property	Price	Date of sale
1	2/65 Hawdon St HEIDELBERG 3084	\$750,000	30/05/2026
2	8/9 Kenilworth Pde IVANHOE 3079	\$800,000	23/05/2026
3	2/12 Ashby Gr EAGLEMONT 3084	\$800,000	13/02/2026

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:

23/06/2026 13:55



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/65 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Unit

Land Size: 152 sqm approx



8/9 Kenilworth Pde IVANHOE 3079 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit



2/12 Ashby Gr EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 13/02/2026

Property Type: Unit

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