

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

407 Lower Heidelberg Road, Eaglemont Vic 3084

Indicative selling price

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

Single price

\$1,249,000

Median sale price

Median price

\$2,435,750

Property Type

House

Suburb

Eaglemont

Period - From

01/04/2024

to

31/03/2025

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.

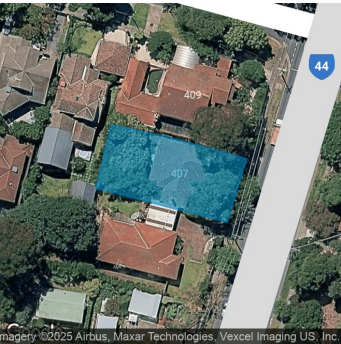
	Address of comparable property	Price	Date of sale
1	428 Lower Heidelberg Rd EAGLEMONT 3084	\$1,210,000	13/06/2025
2	104 Rosanna Rd HEIDELBERG 3084	\$1,040,000	21/06/2025
3	73 Rosanna Rd HEIDELBERG 3084	\$947,000	04/02/2025

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:

24/06/2025 12:04



 3  1  2

Property Type: House
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
\$1,249,000
Median House Price
Year ending March 2025: \$2,435,750

Comparable Properties

428 Lower Heidelberg Rd EAGLEMONT 3084 (REI)

Agent Comments

 3  1  2

Price: \$1,210,000
Method:
Date: 13/06/2025
Property Type: House



104 Rosanna Rd HEIDELBERG 3084 (REI)

Agent Comments

 3  1  4

Price: \$1,040,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 630 sqm approx



73 Rosanna Rd HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  1  2

Price: \$947,000
Method: Private Sale
Date: 04/02/2025
Property Type: House (Res)
Land Size: 522 sqm approx