Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$3,945,000

Property offered for sale

17 Whitelaw Court, Eaglemont Vic 3084

Indicative selling price

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

Range between \$3,400,000 & \$3,700	0,000
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Median sale price

Median price	\$2,300,000	Property Type		House		Suburb	Eaglemont
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

72 Mcarthur Rd IVANHOE EAST 3079

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.

Add	dress of comparable property	Price	Date of sale
1	43 Hopetoun Gr EAGLEMONT 3084	\$3,780,000	18/04/2025
2	43 The Righi EAGLEMONT 3084	\$3,400,000	03/04/2025

OR

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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:	11/08/2025 10:34



25/03/2025

JellisCraig









Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price \$3,400,000 - \$3,700,000 **Median House Price** June guarter 2025: \$2,300,000

Comparable Properties



43 Hopetoun Gr EAGLEMONT 3084 (REI)





Price: \$3,780,000 Method: Private Sale Date: 18/04/2025 Rooms: 8

Property Type: House (Res) Land Size: 1022 sqm approx

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43 The Righi EAGLEMONT 3084 (REI/VG)



Price: \$3,400,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: House (Res) Land Size: 822 sqm approx

Agent Comments

Agent Comments



72 Mcarthur Rd IVANHOE EAST 3079 (REI/VG)





Agent Comments

Price: \$3,945,000 Method: Private Sale Date: 25/03/2025 Rooms: 8

Property Type: House (Res) Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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