

# 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

17 Whitelaw Court, Eaglemont Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,400,000 & \$3,700,000

### 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)

**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	43 Hopetoun Gr EAGLEMONT 3084	\$3,780,000	18/04/2025
2	43 The Righi EAGLEMONT 3084	\$3,400,000	03/04/2025
3	72 Mcarthur Rd IVANHOE EAST 3079	\$3,945,000	25/03/2025

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:

11/08/2025 10:34



4   
 3   
 3

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,400,000 - \$3,700,000

**Median House Price**

June quarter 2025: \$2,300,000

## Comparable Properties



**43 Hopetoun Gr EAGLEMONT 3084 (REI)**

Agent Comments

4   
 3   
 3

**Price:** \$3,780,000

**Method:** Private Sale

**Date:** 18/04/2025

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 1022 sqm approx



**43 The Righi EAGLEMONT 3084 (REI/VG)**

Agent Comments

5   
 3   
 4

**Price:** \$3,400,000

**Method:** Sold Before Auction

**Date:** 03/04/2025

**Property Type:** House (Res)

**Land Size:** 822 sqm approx



**72 Mcarthur Rd IVANHOE EAST 3079 (REI/VG)**

Agent Comments

4   
 4   
 2

**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