

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

151 Locksley Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$1,750,000 & \$1,899,000

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	28 Locksley Rd IVANHOE 3079	\$1,850,000	30/04/2025
2	9 Locke St IVANHOE 3079	\$1,786,000	01/03/2025
3			

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: 02/07/2025 10:01



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Rooms: 7
Property Type: House
Land Size: 434 sqm approx
Agent Comments

Comparable Properties



28 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Private Sale
Date: 30/04/2025
Property Type: House (Res)
Land Size: 442 sqm approx



9 Rocke St IVANHOE 3079 (REI)

Agent Comments

2 2 1

Price: \$1,786,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 316 sqm approx

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.