

# 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

398 Lower Heidelberg Road, Eaglemont Vic 3084

### Indicative selling price

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

Range between \$1,230,000

&

\$1,330,000

### Median sale price

Median price \$2,150,000

Property Type House

Suburb Eaglemont

Period - From 01/10/2023

to

31/12/2023

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	59 Burke Rd.N IVANHOE EAST 3079	\$1,304,600	16/12/2023
2	144 Banksia St IVANHOE 3079	\$1,355,000	07/10/2023
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:

04/03/2024 16:45



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,230,000 - \$1,330,000  
**Median House Price**  
December quarter 2023: \$2,150,000

## Comparable Properties



**59 Burke Rd.N IVANHOE EAST 3079 (REI)**

Agent Comments



**Price:** \$1,304,600  
**Method:** Private Sale  
**Date:** 16/12/2023  
**Property Type:** House  
**Land Size:** 729 sqm approx



**144 Banksia St IVANHOE 3079 (REI/VG)**

Agent Comments



**Price:** \$1,355,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 761 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.

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