

# 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

25 Devon Street, Eaglemont Vic 3084

### Indicative selling price

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

Single price

\$4,000,000

### Median sale price

Median price

\$2,945,000

Property Type

House

Suburb

Eaglemont

Period - From

01/04/2024

to

30/06/2024

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	21 Outlook Dr EAGLEMONT 3084	\$4,805,000	27/07/2024
2	49-53 Carlsberg Rd EAGLEMONT 3084	\$4,530,000	28/05/2024
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:

06/08/2024 14:38



5 4 2

**Property Type:** House  
**Land Size:** 1784 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,000,000  
**Median House Price**  
June quarter 2024: \$2,945,000

## Comparable Properties



**21 Outlook Dr EAGLEMONT 3084 (REI)**

**Agent Comments**

5 2 6

**Price:** \$4,805,000  
**Method:** Private Sale  
**Date:** 27/07/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 2109 sqm approx



**49-53 Carlsberg Rd EAGLEMONT 3084 (REI)**

**Agent Comments**

5 4 2

**Price:** \$4,530,000  
**Method:** Private Sale  
**Date:** 28/05/2024  
**Rooms:** 11  
**Property Type:** House (Res)  
**Land Size:** 2888 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.