

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

391 Lower Heidelberg Road, Eaglemont Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1	\$1,550,000	Or range between		&	
Unit 2	\$1,450,000	Or range between		&	
Unit 3	\$1,775,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,250,000

Suburb Eaglemont

Period - From 01/10/2023

to 30/09/2024

Source REIV

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 1	5/126 Locksley Rd EAGLEMONT 3084	\$1,680,000	19/10/2024
	32/5-7 Hilltop Cr IVANHOE EAST 3079	\$1,525,000	29/11/2024
	104a Locksley Rd IVANHOE 3079	\$1,495,000	27/08/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 2	32/5-7 Hilltop Cr IVANHOE EAST 3079	\$1,525,000	29/11/2024
	104a Locksley Rd IVANHOE 3079	\$1,495,000	27/08/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 3	5/126 Locksley Rd EAGLEMONT 3084	\$1,680,000	19/10/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

16/01/2025 11:50