

# 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

38 Mount Eagle 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

\$1,700,000

&

\$1,825,000

### 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	118 Maltravers Rd EAGLEMONT 3084	\$1,750,000	27/07/2024
2	6 Gruyere La IVANHOE EAST 3079	\$1,739,000	24/06/2024
3	131 Banksia St EAGLEMONT 3084	\$1,760,000	06/06/2024

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:

11/10/2024 08:03



 3  1  0

**Property Type:** House (Res)  
**Land Size:** 1334 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,825,000  
**Median House Price**  
June quarter 2024: \$2,945,000

## Comparable Properties



**118 Maltravers Rd EAGLEMONT 3084 (REI/VG)** **Agent Comments**

 3  1  2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 987 sqm approx



**6 Gruyere La IVANHOE EAST 3079 (REI/VG)** **Agent Comments**

 3  1  3

**Price:** \$1,739,000  
**Method:** Private Sale  
**Date:** 24/06/2024  
**Property Type:** House (Res)  
**Land Size:** 840 sqm approx



**131 Banksia St EAGLEMONT 3084 (REI/VG)** **Agent Comments**

 3  1  2

**Price:** \$1,760,000  
**Method:** Private Sale  
**Date:** 06/06/2024  
**Property Type:** House (Res)  
**Land Size:** 939 sqm approx

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