

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

5 Devon Street, Eaglemont Vic 3084

Indicative selling price

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

Range between \$3,100,000

&

\$3,300,000

Median sale price

Median price \$2,551,000

Property Type House

Suburb Eaglemont

Period - From 01/04/2023

to 31/03/2024

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	22 Withers St IVANHOE EAST 3079	\$3,010,000	24/02/2024
2	45 Outlook Dr EAGLEMONT 3084	\$2,950,000	22/03/2024
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:

26/04/2024 14:15



3 0 1

Property Type: House (Previously Occupied - Detached)
Land Size: 1780 sqm approx
Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,300,000
Median House Price
Year ending March 2024: \$2,551,000

Comparable Properties



22 Withers St IVANHOE EAST 3079 (REI)

Agent Comments

4 1 1

Price: \$3,010,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 1128 sqm approx



45 Outlook Dr EAGLEMONT 3084 (REI)

Agent Comments

5 3 2

Price: \$2,950,000
Method: Private Sale
Date: 22/03/2024
Rooms: 10
Property Type: House (Res)
Land Size: 1359 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.