

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

11 Charlton Road, Eaglemont Vic 3084

Indicative selling price

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

Range between

\$2,200,000

&

\$2,300,000

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	1 Thoresby Gr IVANHOE 3079	\$2,270,000	20/07/2024
2	8 Thoresby Gr IVANHOE 3079	\$2,210,000	04/05/2024
3	18 Ormond Rd EAGLEMONT 3084	\$2,200,000	01/05/2024

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:

29/07/2024 08:30



4
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

June quarter 2024: \$2,945,000

Comparable Properties



1 Thoresby Gr IVANHOE 3079 (REI)

Agent Comments

3
 1
 4

Price: \$2,270,000

Method: Auction Sale

Date: 20/07/2024

Property Type: House (Res)

Land Size: 907 sqm approx



8 Thoresby Gr IVANHOE 3079 (REI)

Agent Comments

4
 2
 -

Price: \$2,210,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 697 sqm approx



18 Ormond Rd EAGLEMONT 3084 (REI)

Agent Comments

2
 1
 2

Price: \$2,200,000

Method: Sold Before Auction

Date: 01/05/2024

Property Type: House (Res)

Land Size: 845 sqm approx

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