Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Including suburb and	31 Hawdon Street, Eaglemont Vic 3084
postcode	

Indicative selling price

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

Range between	\$3,000,000	&	\$3,300,000
-			

Median sale price

Median price	\$2,300,000	Pro	perty Type	House		Suburb	Eaglemont
Period - From	01/04/2025	to	30/06/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	95 Maltravers Rd IVANHOE EAST 3079	\$3,000,000	20/09/2025
2	2 Thoresby Gr IVANHOE 3079	\$3,095,000	14/04/2025
3	16 Thoresby Gr IVANHOE 3079	\$3,180,000	09/04/2025

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:	30/09/2025 15:39



Date of sale

JellisCraig









Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 **Median House Price**

June guarter 2025: \$2,300,000

Comparable Properties



95 Maltravers Rd IVANHOE EAST 3079 (REI)





Price: \$3,000,000 Method: Auction Sale Date: 20/09/2025

Rooms: 7

Property Type: House (Res) Land Size: 896 sqm approx **Agent Comments**













Agent Comments



Price: \$3,095,000 Method: Private Sale

Date: 14/04/2025

Rooms: 7

Property Type: House (Res) Land Size: 638 sqm approx

16 Thoresby Gr IVANHOE 3079 (REI/VG)









Agent Comments



Price: \$3,180,000 Method: Private Sale

Date: 09/04/2025 Rooms: 10

Property Type: House (Res) Land Size: 929 sqm approx

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





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