

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

4 Caerleon Court, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,750,000

&

\$2,850,000

Median sale price

Median price \$2,375,000

Property Type House

Suburb Eaglemont

Period - From 01/10/2024

to 30/09/2025

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	Price	Date of sale
1	24 Glen Dr EAGLEMONT 3084	\$2,820,000	07/11/2025
2	7 Outlook Dr EAGLEMONT 3084	\$2,850,000	24/10/2025
3	5 Outlook Dr EAGLEMONT 3084	\$2,750,000	03/10/2025

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:

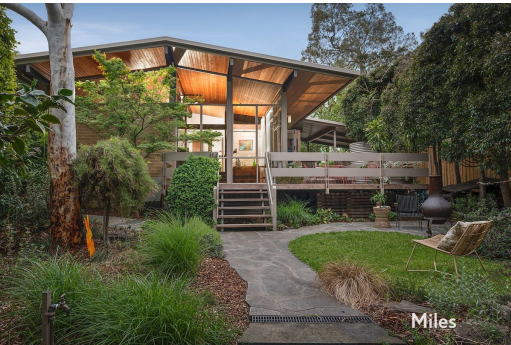
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Mark Britt
03 9490 0548
0401 841 190
mbritt@milesre.com.au

Indicative Selling Price
\$2,750,000 - \$2,850,000

Median House Price

Year ending September 2025: \$2,375,000



4 2 3

Property Type: House
Land Size: 829 sqm approx
Agent Comments

Comparable Properties



24 Glen Dr EAGLEMONT 3084 (REI)

Agent Comments

3 2 2

Price: \$2,820,000
Method: Sold Before Auction
Date: 07/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 944 sqm approx



7 Outlook Dr EAGLEMONT 3084 (REI/VG)

Agent Comments

4 3 2

Price: \$2,850,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 1004 sqm approx



5 Outlook Dr EAGLEMONT 3084 (REI)

Agent Comments

3 2 3

Price: \$2,750,000
Method: Private Sale
Date: 03/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 984 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089