

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

78 The Eyrie, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,850,000

&

\$3,100,000

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	2 Charteris Dr IVANHOE EAST 3079	\$2,990,000	11/10/2025
2	95 Maltravers Rd IVANHOE EAST 3079	\$3,000,000	20/09/2025
3	31 Wallis Av IVANHOE EAST 3079	\$2,825,000	24/05/2025

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:

23/10/2025 20:27



3
 2
 2

Property Type: House
Land Size: 701 sqm approx
Agent Comments

Indicative Selling Price
 \$2,850,000 - \$3,100,000
Median House Price
 Year ending September 2025: \$2,375,000

Comparable Properties



2 Charteris Dr IVANHOE EAST 3079 (REI)

Agent Comments

5
 2
 2

Price: \$2,990,000
Method: Auction Sale
Date: 11/10/2025
Rooms: 7
Property Type: House (Res)
Land Size: 720 sqm approx



95 Maltravers Rd IVANHOE EAST 3079 (REI)

Agent Comments

4
 2
 2

Price: \$3,000,000
Method: Auction Sale
Date: 20/09/2025
Rooms: 7
Property Type: House (Res)
Land Size: 896 sqm approx



31 Wallis Av IVANHOE EAST 3079 (REI/VG)

Agent Comments

4
 1
 2

Price: \$2,825,000
Method: Auction Sale
Date: 24/05/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1130 sqm approx

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