

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

7a The Eyrie, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,580,500

Property Type House

Suburb Eaglemont

Period - From 01/07/2025

to

30/06/2026

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	202 The Boulevard IVANHOE EAST 3079	\$2,265,000	04/07/2026
2	25 Keam St IVANHOE EAST 3079	\$2,205,000	10/04/2026
3	55 Wilfred Rd IVANHOE EAST 3079	\$2,350,000	03/04/2026

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:

22/07/2026 14:26



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1657 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending June 2026: \$2,580,500

Comparable Properties



202 The Boulevard IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,265,000
Method: Auction Sale
Date: 04/07/2026
Rooms: 7
Property Type: House (Res)
Land Size: 1150 sqm approx



25 Keam St IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,205,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 1031 sqm approx



55 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,350,000
Method: Private Sale
Date: 03/04/2026
Rooms: 9
Property Type: House (Res)
Land Size: 1004 sqm approx

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