

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 8 Burley Griffin Place – EAGLEMONT 3084

Indicative selling price

Single price \$ 2,740,000 - Negotiable

Median sale price

Median price \$ 2,482,500

Property type House

Suburb Eaglemont

Period - from 01 03 24

to

28 02 25

Source realestate.com.au

Comparable property sales

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
6 Ashby Grove – Eaglemont	\$ 3,210,000	21 / 01 / 25
101a The Eyrie – Eaglemont	\$ 3,550,000	21 / 02 / 25
43 The Righi - Eaglemont	\$ 3,400,000	12 / 04 / 25

This Statement of Information was prepared on 24 / 05 / 25