

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

8 GLENARD DRIVE EAGLEMONT VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,406,500

Property type

House

Suburb

Eaglemont

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

639 THE BOULEVARD EAGLEMONT VIC 3084	\$2,601,000	22-Aug-25
29 DEVON STREET EAGLEMONT VIC 3084	\$2,950,000	23-Sep-25
95 MALTRAVERS ROAD IVANHOE EAST VIC 3079	\$3,000,000	20-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 02 December 2025



639 THE BOULEVARD EAGLEMONT VIC 3084

 3  2  2

Sold Price ^{RS} **\$2,601,000** Sold Date **22-Aug-25**

Distance **0.48km**

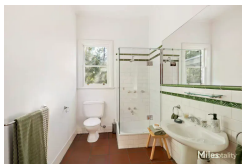


29 DEVON STREET EAGLEMONT VIC 3084

 4  2  4

Sold Price ^{RS} **\$2,950,000** Sold Date **23-Sep-25**

Distance **0.38km**



95 MALTRAVERS ROAD IVANHOE EAST VIC 3079

 4  2  2

Sold Price ^{RS} **\$3,000,000** ^{UN} Sold Date **20-Sep-25**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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