

# 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

88 Studley Road, Eaglemont Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&

\$1,950,000

### Median sale price

Median price \$2,390,000

Property Type House

Suburb Eaglemont

Period - From 15/07/2024

to 14/07/2025

Source Property Data

### 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 | 86 Studley Rd EAGLEMONT 3084   | \$1,961,000 | 19/05/2025   |
| 2 | 39 Durham St EAGLEMONT 3084    | \$1,950,000 | 10/05/2025   |
| 3 |                                |             |              |

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:

15/07/2025 12:37



4 3 2

Property Type: House  
Land Size: 551 sqm approx  
Agent Comments

Comparable Properties



86 Studley Rd EAGLEMONT 3084 (REI)

Agent Comments

4 2 2

Price: \$1,961,000  
Method: Sold Before Auction  
Date: 19/05/2025  
Property Type: House (Res)  
Land Size: 663 sqm approx



39 Durham St EAGLEMONT 3084 (REI)

Agent Comments

4 2 2

Price: \$1,950,000  
Method: Private Sale  
Date: 10/05/2025  
Property Type: House  
Land Size: 707 sqm approx

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.