

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

9a Waldemar Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,400,000 & \$2,500,000

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	32 Outlook Dr EAGLEMONT 3084	\$2,560,000	05/11/2025
2	286 Lower Heidelberg Rd IVANHOE EAST 3079	\$2,454,000	23/08/2025
3	71 The Eyrie EAGLEMONT 3084	\$2,300,000	27/06/2025

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:

04/12/2025 13:47



Property Type:
Land Size: 1435 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,400,000 - \$2,500,000

Median House Price

Year ending September 2025: \$2,375,000

Comparable Properties



32 Outlook Dr EAGLEMONT 3084 (REI)



Price: \$2,560,000
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 1191 sqm approx

[Agent Comments](#)



286 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG)



Price: \$2,454,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 1022 sqm approx

[Agent Comments](#)



71 The Eyrie EAGLEMONT 3084 (REI)



Price: \$2,300,000
Method: Sold Before Auction
Date: 27/06/2025
Property Type: House (Res)
Land Size: 822 sqm approx

[Agent Comments](#)