

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) [Agent Comments](#)



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



286 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG) [Agent Comments](#)



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



71 The Eyrie EAGLEMONT 3084 (REI) [Agent Comments](#)



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