

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 95 Banksia Street, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,590,501 Property Type House Suburb Eaglemont

Period - From 01/04/2025 to 31/03/2026 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	43 Thoresby Gr IVANHOE 3079	\$2,800,000	20/04/2026
2	413 Upper Heidelberg Rd IVANHOE 3079	\$2,800,000	26/03/2026
3	31 Hawdon St EAGLEMONT 3084	\$2,700,000	18/03/2026

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: 28/04/2026 18:13



Property Type: House

Agent Comments

Comparable Properties



43 Thoresby Gr IVANHOE 3079 (REI)

Agent Comments



Price: \$2,800,000

Method: Private Sale

Date: 20/04/2026

Property Type: House

Land Size: 604 sqm approx



413 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$2,800,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 1309 sqm approx



31 Hawdon St EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$2,700,000

Method: Private Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 664 sqm approx

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