

# 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

7a The Eyrie, 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 \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,665,500 Property Type House Suburb Eaglemont

Period - From 01/10/2025 to 31/12/2025 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	20 King St IVANHOE EAST 3079	\$2,475,000	17/03/2026
2	8 Glenard Dr EAGLEMONT 3084	\$2,750,000	03/02/2026
3	32 Outlook Dr EAGLEMONT 3084	\$2,560,000	05/11/2025

**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:

27/03/2026 16:05



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1653 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
December quarter 2025: \$2,665,500

## Comparable Properties



**20 King St IVANHOE EAST 3079 (REI)**

Agent Comments



**Price:** \$2,475,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** Land  
**Land Size:** 942 sqm approx



**8 Glenard Dr EAGLEMONT 3084 (REI/VG)**

Agent Comments



**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 03/02/2026  
**Property Type:** House  
**Land Size:** 1281 sqm approx



**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

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