

# 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

2/143 Locksley 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)

Single price \$485,000

### Median sale price

Median price \$947,250

Property Type Unit

Suburb Eaglemont

Period - From 24/02/2025

to 23/02/2026

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	4/289 Upper Heidelberg Rd IVANHOE 3079	\$400,000	29/11/2025
2	5/5 Noel St IVANHOE 3079	\$415,000	29/10/2025
3	9/143 Locksley Rd EAGLEMONT 3084	\$472,500	29/09/2025

**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:

24/02/2026 15:21



**Property Type:** Apartment

**Land Size:** 0 sqm approx

**Agent Comments**

## Comparable Properties



**4/289 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$400,000

**Method:** Private Sale

**Date:** 29/11/2025

**Property Type:** Apartment



**5/5 Noel St IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$415,000

**Method:** Sold Before Auction

**Date:** 29/10/2025

**Rooms:** 2

**Property Type:** Apartment



**9/143 Locksley Rd EAGLEMONT 3084 (REI/VG)**

**Agent Comments**



**Price:** \$472,500

**Method:** Private Sale

**Date:** 29/09/2025

**Property Type:** Apartment

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133