

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

78 The Eyrie, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

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	6 Rose St IVANHOE 3079	\$2,320,000	11/02/2026
2	105 Maltravers Rd IVANHOE EAST 3079	\$2,300,000	11/11/2025
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:

23/02/2026 18:20



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2025: \$2,665,500

Comparable Properties


6 Rose St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$2,320,000

Method: Private Sale

Date: 11/02/2026

Property Type: House

105 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments

3 2 3

Price: \$2,300,000

Method: Sold Before Auction

Date: 11/11/2025

Property Type: House (Res)

Land Size: 570 sqm approx

32 Outlook Dr EAGLEMONT 3084 (REI)

Agent Comments

3 1 1

Price: \$2,560,000

Method: Private Sale

Date: 05/11/2025

Property Type: House (Res)

Land Size: 1191 sqm approx

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



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