

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

104 Studley Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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	9 Robbins St IVANHOE 3079	\$2,080,000	29/11/2025
2	49 Maltravers Rd IVANHOE EAST 3079	\$1,905,000	12/11/2025
3	98 Brown St HEIDELBERG 3084	\$1,990,000	31/10/2025

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:

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Rooms: 4
Property Type: House (Res)
Land Size: 591 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 December quarter 2025: \$2,665,500

Comparable Properties



9 Robbins St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,080,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 568 sqm approx



49 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$1,905,000
Method: Private Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 552 sqm approx



98 Brown St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$1,990,000
Method: Private Sale
Date: 31/10/2025
Rooms: 8
Property Type: House (Res)
Land Size: 605 sqm approx

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