

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 2/114 Maltravers Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,021,500 Property Type Unit Suburb Eaglemont

Period - From 01/01/2025 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	259 Banksia St IVANHOE 3079	\$985,000	02/11/2025
2	1 Woodstock Cr IVANHOE 3079	\$925,000	23/10/2025
3	2/43 Livingstone St IVANHOE 3079	\$945,000	28/08/2025

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:

27/02/2026 17:26



Property Type: House (Res)
Land Size: 98 sqm approx
Agent Comments

Indicative Selling Price
\$940,000 - \$990,000
Median Unit Price
Year ending December 2025: \$1,021,500

Comparable Properties



259 Banksia St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$985,000
Method: Private Sale
Date: 02/11/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 207 sqm approx



1 Woodstock Cr IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 23/10/2025
Rooms: 4
Property Type: House (Res)
Land Size: 174 sqm approx



2/43 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 28/08/2025
Property Type: Unit
Land Size: 226 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089