

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 Durham Street, Eaglemont Vic 3084

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$2,581,000

Property Type

House

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	3 Huntingfield PI IVANHOE 3079	\$1,579,000	10/12/2025
2	2/1 Wilfred Rd IVANHOE EAST 3079	\$1,575,000	09/09/2025
3			

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 16:30



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,595,000
Median House Price
Year ending December 2025: \$2,581,000

Comparable Properties

3 Huntingfield PI IVANHOE 3079 (VG)

Agent Comments

3 - -

Price: \$1,579,000
Method: Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 181 sqm approx

2/1 Wilfred Rd IVANHOE EAST 3079 (VG)

Agent Comments

3 - -

Price: \$1,575,000
Method: Sale
Date: 09/09/2025
Property Type: Flat/Unit/Apartment (Res)

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.

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