

# 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 3/11 Silverdale 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)

Range between \$795,000 & \$860,000

### 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	10/48-50 Locksley Rd IVANHOE 3079	\$857,000	13/12/2025
2	3/131 Locksley Rd EAGLEMONT 3084	\$843,000	10/12/2025
3	1/12 Linden Av IVANHOE 3079	\$800,000	29/10/2025

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: 12/02/2026 21:26



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$795,000 - \$860,000  
**Median Unit Price**  
Year ending December 2025: \$1,021,500

## Comparable Properties



10/48-50 Locksley Rd IVANHOE 3079 (REI)

[Agent Comments](#)

2 1 1

**Price:** \$857,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Rooms:** 3  
**Property Type:** Unit



3/131 Locksley Rd EAGLEMONT 3084 (REI/VG)

[Agent Comments](#)

3 1 1

**Price:** \$843,000  
**Method:** Private Sale  
**Date:** 10/12/2025  
**Property Type:** Townhouse (Res)



1/12 Linden Av IVANHOE 3079 (REI/VG)

[Agent Comments](#)

3 1 1

**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2025  
**Property Type:** Unit

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