

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 649 The Boulevard, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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 | 95 The Righi EAGLEMONT 3084 | \$2,285,000 | 06/09/2025 |
| 2 | | | |
| 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: 05/02/2026 14:38



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2025: \$2,665,500

Comparable Properties



95 The Righi EAGLEMONT 3084 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,285,000

Method: Auction Sale

Date: 06/09/2025

Rooms: 5

Property Type: House (Res)

Land Size: 888 sqm approx

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 - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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