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	78 The Eyrie, Eaglemont Vic 3084

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,580,500 Property Type House Suburb Eaglemont

Period - From 01/07/2025 to 30/06/2026 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	202 The Boulevard IVANHOE EAST 3079	$2,265,000	04/07/2026
2	27 Odenwald Rd EAGLEMONT 3084	$2,375,000	11/03/2026
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: 04/08/2026 12:59

78 The Eyrie, Eaglemont Vic 3084

Nelson Alexander



3 2 2

Property Type: House
Land Size: 676.84 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending June 2026: $2,580,500

Comparable Properties



202 The Boulevard IVANHOE EAST 3079 (REI)

3 2 2

Price: $2,265,000
Method: Auction Sale
Date: 04/07/2026
Rooms: 7
Property Type: House (Res)
Land Size: 1150 sqm approx

Agent Comments



27 Odenwald Rd EAGLEMONT 3084 (REI/VG)

3 2 2

Price: $2,375,000
Method: Private Sale
Date: 11/03/2026
Rooms: 6
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments

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 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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