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 $895,000 & $950,000

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	5/114 Maltravers Rd EAGLEMONT 3084	$940,000	13/03/2026
2	3/38 Wilfred Rd IVANHOE EAST 3079	$905,000	26/02/2026
3	2/75 Ivanhoe Pde IVANHOE 3079	$915,000	05/12/2025

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: 02/04/2026 08:38

2/114 Maltravers Road, Eaglemont Vic 3084



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$895,000 - $950,000
Median Unit Price
Year ending December 2025: $1,021,500

Comparable Properties



5/114 Maltravers Rd EAGLEMONT 3084 (REI)

3 2 1

Price: $940,000
Method: Private Sale
Date: 13/03/2026
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments



3/38 Wilfred Rd IVANHOE EAST 3079 (REI)

2 1 1

Price: $905,000
Method: Private Sale
Date: 26/02/2026
Rooms: 3
Property Type: Unit

Agent Comments



2/75 Ivanhoe Pde IVANHOE 3079 (REI/VG)

2 1 2

Price: $915,000
Method: Private Sale
Date: 05/12/2025
Property Type: Unit
Land Size: 186 sqm approx

Agent Comments

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

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