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	91 Banksia Street, Eaglemont Vic 3084

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,435,000 Property Type House Suburb Eaglemont

Period - From 01/04/2022 to 31/03/2023 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	14 Edwin St IVANHOE 3079	$1,785,000	09/03/2023
2	1 Royal Ct IVANHOE 3079	$1,750,000	11/02/2023
3	75 Maltravers Rd IVANHOE EAST 3079	$1,750,000	03/05/2023

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: 29/05/2023 14:54

91 Banksia Street, Eaglemont Vic 3084

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 729 sqm approx

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending March 2023: $2,435,000

Agent Comments

When preparing this SOI, the quarterly median sale price was not available due to a low number of sales in the suburb for that given period. We have therefore utilised the annual median sale price.

Comparable Properties



14 Edwin St IVANHOE 3079 (REI/VG)

4 3 2

Price: $1,785,000
Method: Private Sale
Date: 09/03/2023
Property Type: House
Land Size: 450 sqm approx

Agent Comments



1 Royal Ct IVANHOE 3079 (REI/VG)

4 1 1

Price: $1,750,000
Method: Private Sale
Date: 11/02/2023
Property Type: House
Land Size: 654 sqm approx

Agent Comments



75 Maltravers Rd IVANHOE EAST 3079 (REI)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 03/05/2023
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

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