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	400 Lower Heidelberg Road, Eaglemont Vic 3084

Indicative selling price

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

Single price $1,489,000

Median sale price

Median price $2,335,000 Property Type House Suburb Eaglemont

Period - From 01/10/2023 to 30/09/2024 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	362 Lower Heidelberg Rd EAGLEMONT 3084	$1,515,000	25/08/2024
2	101 Banksia St EAGLEMONT 3084	$1,500,000	11/07/2024
3	55 Bronte St HEIDELBERG 3084	$1,450,000	26/05/2024

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: 31/10/2024 09:15

400 Lower Heidelberg Road, Eaglemont Vic 3084

Nelson Alexander



3 2 1

Property Type: House
Land Size: 502 sqm approx

Agent Comments

Indicative Selling Price
$1,489,000
Median House Price
Year ending September 2024: $2,335,000

Comparable Properties



362 Lower Heidelberg Rd EAGLEMONT 3084 (REI)

3 2 4

Price: $1,515,000
Method: Private Sale
Date: 25/08/2024
Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



101 Banksia St EAGLEMONT 3084 (REI/VG)

4 2 1

Price: $1,500,000
Method: Private Sale
Date: 11/07/2024
Rooms: 6
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



55 Bronte St HEIDELBERG 3084 (REI/VG)

4 3 2

Price: $1,450,000
Method: Sold Before Auction
Date: 26/05/2024
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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