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	36 Mount Eagle Road, Eaglemont Vic 3084

Indicative selling price

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

Single price $2,599,000

Median sale price

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

Period - From 01/01/2024 to 31/12/2024 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	22 The Righi EAGLEMONT 3084	$2,570,000	20/12/2024
2	91 Marshall St IVANHOE 3079	$2,650,000	06/12/2024
3	14 Charlton Rd EAGLEMONT 3084	$2,525,000	20/11/2024

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: 20/02/2025 09:09

36 Mount Eagle Road, Eaglemont Vic 3084

Nelson Alexander

Liz Walker
9490 2900
0412 659 140
lwalker@nelsonalexander.com.au



4 2 2

Property Type: House
Land Size: 1026 sqm approx

Agent Comments

Indicative Selling Price
$2,599,000
Median House Price
Year ending December 2024: $2,335,000

Comparable Properties



22 The Righi EAGLEMONT 3084 (REI)

5 2 -

Price: $2,570,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 845 sqm approx

Agent Comments



91 Marshall St IVANHOE 3079 (REI/VG)

4 2 2

Price: $2,650,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 933 sqm approx

Agent Comments



14 Charlton Rd EAGLEMONT 3084 (REI)

4 2 2

Price: $2,525,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments

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