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	8 Lawrence Street, Eaglemont Vic 3084

Indicative selling price

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

Range between $2,150,000 & $2,350,000

Median sale price

Median price $2,106,000 Property Type House Suburb Eaglemont

Period - From 01/10/2024 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	48 Studley Rd IVANHOE 3079	$2,288,888	15/02/2025
2	8 Carmichael St IVANHOE EAST 3079	$2,300,000	05/02/2025
3	7 Gruyere Cr IVANHOE EAST 3079	$2,400,000	02/12/2024

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 10:47

8 Lawrence Street, Eaglemont Vic 3084

Nelson Alexander



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000 - $2,350,000
Median House Price
December quarter 2024: $2,106,000

Comparable Properties



48 Studley Rd IVANHOE 3079 (REI)

4 3 2

Price: $2,288,888
Method: Auction Sale
Date: 15/02/2025
Property Type: House

Agent Comments



8 Carmichael St IVANHOE EAST 3079 (REI)

4 2 2

Price: $2,300,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: House
Land Size: 612 sqm approx

Agent Comments



7 Gruyere Cr IVANHOE EAST 3079 (REI/VG)

4 2 2

Price: $2,400,000
Method: Private Sale
Date: 02/12/2024
Rooms: 9
Property Type: House (Res)
Land Size: 802 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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