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	1 Castle Street, Eaglemont Vic 3084

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,450,000 Property Type House Suburb Eaglemont

Period - From 17/04/2024 to 16/04/2025 Source Property Data

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	4 Robina Rd EAGLEMONT 3084	$2,280,000	10/04/2025
2	91 Maltravers Rd IVANHOE EAST 3079	$2,315,000	06/11/2024
3			

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: 17/04/2025 09:01

1 Castle Street, Eaglemont Vic 3084



4 2 2

Property Type: House (Res)
Land Size: 467 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
17/04/2024 - 16/04/2025: $2,450,000

Comparable Properties



4 Robina Rd EAGLEMONT 3084 (REI)

4 2 1

Price: $2,280,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments



91 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

4 2 2

Price: $2,315,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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