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	3/111 Studley Road, Eaglemont Vic 3084

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,250,000 Property Type Unit Suburb Eaglemont

Period - From 01/04/2024 to 31/03/2025 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	1/46 Green St IVANHOE 3079	$947,000	22/03/2025
2	3/17 Linden Av IVANHOE 3079	$1,030,000	04/03/2025
3	1/164 Hawdon St HEIDELBERG 3084	$1,008,500	30/01/2025

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: 07/05/2025 14:39

3/111 Studley Road, Eaglemont Vic 3084

Nelson Alexander



3 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
Year ending March 2025: $1,250,000

Comparable Properties



1/46 Green St IVANHOE 3079 (REI)

2 1 1

Price: $947,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit

Agent Comments



3/17 Linden Av IVANHOE 3079 (REI/VG)

4 3 2

Price: $1,030,000
Method: Private Sale
Date: 04/03/2025
Property Type: Townhouse (Res)

Agent Comments



1/164 Hawdon St HEIDELBERG 3084 (REI/VG)

3 2 2

Price: $1,008,500
Method: Sold Before Auction
Date: 30/01/2025
Property Type: Unit
Land Size: 233 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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