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	9/143 Locksley Road, Eaglemont Vic 3084

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $776,500 Property Type Unit Suburb Eaglemont

Period - From 08/09/2024 to 07/09/2025 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	4/49 Hawdon St HEIDELBERG 3084	$420,000	11/08/2025
2	7/10 Ashby Gr EAGLEMONT 3084	$460,000	27/06/2025
3	3/18 Cape St EAGLEMONT 3084	$415,000	12/06/2025

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: 08/09/2025 13:30

9/143 Locksley Road, Eaglemont Vic 3084

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $460,000
Median Unit Price
08/09/2024 - 07/09/2025: $776,500

Comparable Properties



4/49 Hawdon St HEIDELBERG 3084 (REI)

1 1 1

Price: $420,000
Method: Sold Before Auction
Date: 11/08/2025
Property Type: Apartment

Agent Comments



7/10 Ashby Gr EAGLEMONT 3084 (VG)

1 - -

Price: $460,000
Method: Sale
Date: 27/06/2025
Property Type: Strata Unit/Flat

Agent Comments

3/18 Cape St EAGLEMONT 3084 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 12/06/2025
Rooms: 2
Property Type: Unit

Agent Comments

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

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