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	3/131 Locksley Road, Eaglemont Vic 3084

Indicative selling price

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

Single price $879,000

Median sale price

Median price $1,247,500 Property Type Unit Suburb Eaglemont

Period - From 29/11/2024 to 28/11/2025 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	4/16 Myrtle St IVANHOE 3079	$882,500	05/11/2025
2	1/42 Linden Av IVANHOE 3079	$850,000	11/09/2025
3	1/188 Lower Heidelberg Rd IVANHOE EAST 3079	$865,000	15/07/2025

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: 29/11/2025 12:57

3/131 Locksley Road, Eaglemont Vic 3084

JellisCraig



Property Type:
Agent Comments

Indicative Selling Price
$879,000
Median Unit Price
29/11/2024 - 28/11/2025: $1,247,500

Comparable Properties



4/16 Myrtle St IVANHOE 3079 (REI)

3 | 2 | 2

Price: $882,500
Method: Private Sale
Date: 05/11/2025
Property Type: Unit
Land Size: 217 sqm approx

Agent Comments



1/42 Linden Av IVANHOE 3079 (REI/VG)

3 | 1 | 2

Price: $850,000
Method: Private Sale
Date: 11/09/2025
Rooms: 4
Property Type: Unit

Agent Comments



1/188 Lower Heidelberg Rd IVANHOE EAST 3079 (VG)

3 | - | -

Price: $865,000
Method: Sale
Date: 15/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

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