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	4/5-9 Castle Street, Eaglemont Vic 3084

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $1,223,000 Property Type Unit Suburb Eaglemont

Period - From 01/10/2024 to 30/09/2025 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	5/45 Locksley Rd IVANHOE 3079	$1,385,000	20/09/2025
2	91a St James Rd ROSANNA 3084	$1,310,000	16/09/2025
3	7/113-115 Banksia St EAGLEMONT 3084	$1,270,000	19/07/2025

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: 18/11/2025 18:01

4/5-9 Castle Street, Eaglemont Vic 3084

Nelson Alexander

Liz Walker
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3 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,300,000
Median Unit Price
Year ending September 2025: $1,223,000

Comparable Properties



5/45 Locksley Rd IVANHOE 3079 (REI)

3 2 1

Price: $1,385,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



91a St James Rd ROSANNA 3084 (REI)

3 2 2

Price: $1,310,000
Method: Private Sale
Date: 16/09/2025
Property Type: House (Res)

Agent Comments



7/113-115 Banksia St EAGLEMONT 3084 (REI)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 19/07/2025
Rooms: 7
Property Type: Townhouse (Res)

Agent Comments

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