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	58 Alandale Road, Eaglemont Vic 3084

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $2,500,000 Property Type House Suburb Eaglemont

Period - From 29/10/2024 to 28/10/2025 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	37 Keam St IVANHOE EAST 3079	$1,746,700	25/10/2025
2			
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: 29/10/2025 10:31

58 Alandale Road, Eaglemont Vic 3084

Nelson Alexander

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Property Type:
Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
29/10/2024 - 28/10/2025: $2,500,000

Comparable Properties



37 Keam St IVANHOE EAST 3079 (REI)

4 1 2

Price: $1,746,700
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 919 sqm approx

Agent Comments

Slightly larger block but house similar sized

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.

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