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 Caerleon Court, Eaglemont Vic 3084

Indicative selling price

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

Range between $2,750,000 & $2,850,000

Median sale price

Median price $2,375,000 Property Type House 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	24 Glen Dr EAGLEMONT 3084	$2,820,000	07/11/2025
2	7 Outlook Dr EAGLEMONT 3084	$2,850,000	24/10/2025
3	5 Outlook Dr EAGLEMONT 3084	$2,750,000	03/10/2025

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: 08/12/2025 15:21

4 Caerleon Court, Eaglemont Vic 3084

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4 2 3

Property Type: House
Land Size: 829 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000 - $2,850,000
Median House Price
Year ending September 2025: $2,375,000

Comparable Properties



24 Glen Dr EAGLEMONT 3084 (REI)

3 2 2

Price: $2,820,000
Method: Sold Before Auction
Date: 07/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 944 sqm approx

Agent Comments

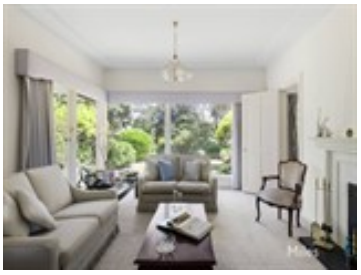


7 Outlook Dr EAGLEMONT 3084 (REI/VG)

4 3 2

Price: $2,850,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 1004 sqm approx

Agent Comments



5 Outlook Dr EAGLEMONT 3084 (REI)

3 2 3

Price: $2,750,000
Method: Private Sale
Date: 03/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 984 sqm approx

Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

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