

# 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

3/111 Studley Road, Eaglemont Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,250,000 Property Type Unit Suburb Eaglemont

Period - From 01/04/2024 to 31/03/2025 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	1/164 Hawdon St HEIDELBERG 3084	\$1,008,500	30/01/2025
2	3/105 Brown St HEIDELBERG 3084	\$1,115,000	04/12/2024
3	2/3 Lincoln Ct IVANHOE 3079	\$980,000	30/11/2024

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:

23/04/2025 16:25



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**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median Unit Price**

Year ending March 2025: \$1,250,000

## Comparable Properties



**1/164 Hawdon St HEIDELBERG 3084 (REI/VG)**

Agent Comments

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**Price:** \$1,008,500

**Method:** Sold Before Auction

**Date:** 30/01/2025

**Property Type:** Unit

**Land Size:** 233 sqm approx

**3/105 Brown St HEIDELBERG 3084 (VG)**

Agent Comments

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**Price:** \$1,115,000

**Method:** Sale

**Date:** 04/12/2024

**Property Type:** Flat/Unit/Apartment (Res)



**2/3 Lincoln Ct IVANHOE 3079 (REI/VG)**

Agent Comments

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**Price:** \$980,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 379 sqm approx

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