

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

3/147 Locksley Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$843,000

Property Type Unit

Suburb Eaglemont

Period - From 01/04/2025

to 31/03/2026

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	1/65 Yarra St HEIDELBERG 3084	\$810,000	20/05/2026
2	2/13 Alandale Rd EAGLEMONT 3084	\$897,000	14/04/2026
3	1/49 Belmont Rd IVANHOE 3079	\$837,000	11/04/2026

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:

02/07/2026 14:50



2 1 2

Property Type: Unit
Land Size: 272 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
Year ending March 2026: \$843,000

Comparable Properties

1/65 Yarra St HEIDELBERG 3084 (REI/VG)

Agent Comments

2 1 2

Price: \$810,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Townhouse (Res)

2/13 Alandale Rd EAGLEMONT 3084 (VG)

Agent Comments

2 - -

Price: \$897,000
Method: Sale
Date: 14/04/2026
Property Type: Subdivided Flat - Single OYO Flat



1/49 Belmont Rd IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$837,000
Method: Auction Sale
Date: 11/04/2026
Rooms: 3
Property Type: Unit

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