

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

46 Ormond Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,700,000

Property Type House

Suburb Eaglemont

Period - From 01/01/2026

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	56 Durham St EAGLEMONT 3084	\$2,200,000	19/06/2026
2	104 Studley Rd EAGLEMONT 3084	\$2,000,000	18/03/2026
3	73 Maltravers Rd IVANHOE EAST 3079	\$2,020,000	21/02/2026

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:

03/07/2026 13:21



5
 2
 1

Rooms: 8

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2026: \$2,700,000

Comparable Properties



56 Durham St EAGLEMONT 3084 (REI)

Agent Comments

5
 2
 2

Price: \$2,200,000

Method: Private Sale

Date: 19/06/2026

Rooms: 8

Property Type: House (Res)

Land Size: 697 sqm approx



104 Studley Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

4
 4
 2

Price: \$2,000,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: House (Res)

Land Size: 598 sqm approx



73 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments

5
 3
 2

Price: \$2,020,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 604 sqm approx

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