

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

71 The Eyrie, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,435,750

Property Type House

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	87 Locksley Rd IVANHOE 3079	\$2,300,000	09/05/2025
2	4 Robina Rd EAGLEMONT 3084	\$2,280,000	10/04/2025
3	1 Warncliffe Rd IVANHOE EAST 3079	\$2,355,000	29/03/2025

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:

04/06/2025 16:22



4 1 1

Rooms: 8
Property Type: House
Land Size: 822 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending March 2025: \$2,435,750

Comparable Properties



87 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

4 2 3

Price: \$2,300,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 1115 sqm approx



4 Robina Rd EAGLEMONT 3084 (REI)

Agent Comments

4 2 1

Price: \$2,280,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)
Land Size: 533 sqm approx



1 Warncliffe Rd IVANHOE EAST 3079 (REI)

Agent Comments

4 2 2

Price: \$2,355,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 859 sqm approx

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