

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

8/404-406 Lower Heidelberg Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$700,000 & \$770,000

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	3/79 Brown St HEIDELBERG 3084	\$800,000	14/04/2025
2	3/206 Lower Heidelberg Rd IVANHOE EAST 3079	\$760,000	15/02/2025
3	7/45 Linden Av IVANHOE 3079	\$799,000	12/02/2025

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:

27/05/2025 17:01



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Property Type: Apartment

Agent Comments

Comparable Properties



3/79 Brown St HEIDELBERG 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$800,000
Method: Private Sale
Date: 14/04/2025
Rooms: 5
Property Type: Townhouse (Res)

3/206 Lower Heidelberg Rd IVANHOE EAST 3079 (VG)

Agent Comments

2 - -

Price: \$760,000
Method: Sale
Date: 15/02/2025
Property Type: Subdivided Flat - Single OYO Flat

7/45 Linden Av IVANHOE 3079 (VG)

Agent Comments

3 - -

Price: \$799,000
Method: Sale
Date: 12/02/2025
Property Type: Strata Unit/Flat