## 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	operty Type	Unit			Suburb	Eaglemont
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress 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



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

## Nelson Alexander

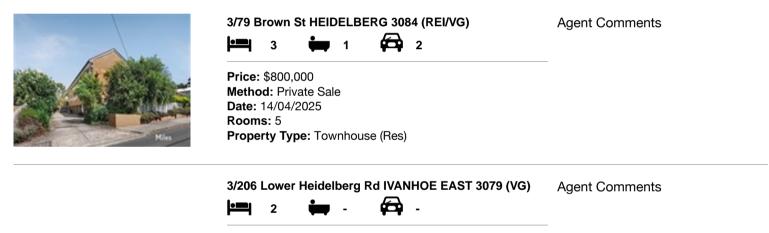




Property Type: Apartment Agent Comments James Labiris 9490 2900 0409 094 767 jlabiris@nelsonalexander.com.au

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending March 2025: \$1,250,000

# **Comparable Properties**



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

7/45 Linden Av IVANHOE 3079 (VG)

🛏 3 **in** - 🛱

Agent Comments

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

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



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