

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

86 Studley Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	150 Banksia St IVANHOE 3079	\$1,634,500	23/04/2025
2	50 Livingstone St IVANHOE 3079	\$1,625,000	19/02/2025
3			

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:

06/05/2025 15:34



Property Type: House

Agent Comments

Comparable Properties



150 Banksia St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,634,500

Method: Auction Sale

Date: 23/04/2025

Rooms: 6

Property Type: House (Res)

Land Size: 669 sqm approx



50 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,625,000

Method: Private Sale

Date: 19/02/2025

Property Type: House

Land Size: 534 sqm approx

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.