Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 86 Studley Road, Eaglemont Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,550,000		&		\$1,650,000			
Median sale price								
Median price	\$2,435,750	Pro	operty Type	Hou	se		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 sixmonths 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



Nelson Alexander





Property Type: House Agent Comments

Liz Walker 9490 2900 0412 659 140 Iwalker@nelsonalexander.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending March 2025: \$2,435,750

Comparable Properties

150 Banksia St IVANHOE 3079 (REI) 4 2 3 3 Price: \$1,634,500 Method: Auction Sale Date: 23/04/2025 Rooms: 6 Property Type: House (Res) Land Size: 669 sqm approx	Agent Comments
50 Livingstone St IVANHOE 3079 (REI/VG) 3 2 2 2 Price: \$1,625,000 Method: Private Sale Date: 19/02/2025 Property Type: House Land Size: 534 sqm approx	Agent Comments

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.

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



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