

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

9 The Panorama, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Eaglemont

Period - From 10/07/2025

to

09/07/2026

Source Property Data

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	164 Lower Heidelberg Rd IVANHOE EAST 3079	\$2,520,000	25/06/2026
2	65 Wilfred Rd IVANHOE EAST 3079	\$2,410,000	18/04/2026
3	11 Sherwood Rd IVANHOE 3079	\$2,500,000	25/03/2026

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:

10/07/2026 09:06

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

10/07/2025 - 09/07/2026: \$2,580,000



 4  2  2

Rooms: 6

Property Type: House

Land Size: 957 sqm approx

Agent Comments

Comparable Properties



164 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

Agent Comments

 4  2  2

Price: \$2,520,000

Method: Private Sale

Date: 25/06/2026

Property Type: House

Land Size: 690 sqm approx



65 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments

 4  2  2

Price: \$2,410,000

Method: Private Sale

Date: 18/04/2026

Property Type: House (Res)



11 Sherwood Rd IVANHOE 3079 (REI)

Agent Comments

 4  3  6

Price: \$2,500,000

Method: Private Sale

Date: 25/03/2026

Property Type: House (Res)

Land Size: 940 sqm approx

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