

# 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

17a Ormond Road, Eaglemont Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,399,000

### Median sale price

Median price \$2,590,501

Property Type House

Suburb Eaglemont

Period - From 01/04/2025

to 31/03/2026

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	65 Wilfred Rd IVANHOE EAST 3079	\$2,410,000	18/04/2026
2	27 Odenwald Rd EAGLEMONT 3084	\$2,375,000	11/03/2026
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:

12/05/2026 17:11



**Property Type:** House

Agent Comments

## Comparable Properties



**65 Wilfred Rd IVANHOE EAST 3079 (REI)**

Agent Comments



**Price:** \$2,410,000

**Method:** Private Sale

**Date:** 18/04/2026

**Property Type:** House (Res)



**27 Odenwald Rd EAGLEMONT 3084 (REI/VG)**

Agent Comments



**Price:** \$2,375,000

**Method:** Private Sale

**Date:** 11/03/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 678 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.