

# 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

7a The Eyrie, Eaglemont Vic 3084

### Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,700,000 Property Type House Suburb Eaglemont

Period - From 01/01/2026 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	55 Wilfred Rd IVANHOE EAST 3079	\$2,350,000	03/04/2026
2	20 King St IVANHOE EAST 3079	\$2,475,000	16/03/2026
3	27 Odenwald Rd EAGLEMONT 3084	\$2,375,000	11/03/2026

**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:

14/05/2026 12:33



 3   
  1   
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**Property Type:** House  
**Land Size:** 1657 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,300,000 - \$2,500,000  
**Median House Price**  
 March quarter 2026: \$2,700,000

## Comparable Properties



55 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments

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  2

**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 03/04/2026  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 1004 sqm approx



20 King St IVANHOE EAST 3079 (REI)

Agent Comments

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**Price:** \$2,475,000  
**Method:** Private Sale  
**Date:** 16/03/2026  
**Property Type:** Land (Res)  
**Land Size:** 942 sqm approx



27 Odenwald Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

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  2

**Price:** \$2,375,000  
**Method:** Private Sale  
**Date:** 11/03/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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