

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

1/8 Devon Street, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,360,000

Property Type House

Suburb Eaglemont

Period - From 01/07/2025

to

30/09/2025

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	1/46 St Elmo Rd IVANHOE 3079	\$1,950,000	25/11/2025
2	49c Mount St EAGLEMONT 3084	\$2,350,000	06/09/2025
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:

12/12/2025 17:19



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
September quarter 2025: \$2,360,000

Comparable Properties



1/46 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$1,950,000
Method: Private Sale
Date: 25/11/2025
Property Type: Townhouse (Single)



49c Mount St EAGLEMONT 3084 (REI/VG)

Agent Comments

4 3 1

Price: \$2,350,000
Method: Auction Sale
Date: 06/09/2025
Rooms: 8
Property Type: House (Res)
Land Size: 444 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.