

## 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	<span style="border: 1px solid black; padding: 2px;">\$2,360,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Eaglemont</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



4 2 2

**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)**

4 3 2

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** Townhouse (Single)

Agent Comments



**49c Mount St EAGLEMONT 3084 (REI/VG)**

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

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.

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