

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

3/16-18 SILVERDALE ROAD EAGLEMONT VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Eaglemont

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

9/12-16 JIKA STREET HEIDELBERG VIC 3084	\$815,000	04-Oct-25
7/87 LOWER HEIDELBERG ROAD IVANHOE VIC 3079	\$845,000	27-Sep-24
6/198 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079	\$830,000	02-May-24

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 6 months.~~

This Statement of Information was prepared on: 23 October 2025

**9/12-16 JIKA STREET HEIDELBERG
VIC 3084**

Sold Price

RS

\$815,000

Sold Date

04-Oct-25 2 2 1

Distance

1.98km**7/87 LOWER HEIDELBERG ROAD
IVANHOE VIC 3079**

Sold Price

\$845,000

Sold Date

27-Sep-24 2 2 1

Distance

0.67km**6/198 LOWER HEIDELBERG ROAD
IVANHOE EAST VIC 3079**

Sold Price

\$830,000

Sold Date

02-May-24 2 2 2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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