

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

54 THE RIGHI 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,425,000

Property type

House

Suburb

Eaglemont

Period-from

01 Aug 2025

to

31 Jul 2026

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

45 ORMOND ROAD EAGLEMONT VIC 3084	\$3,160,000	14-Feb-26
26 SILVERDALE ROAD EAGLEMONT VIC 3084	\$3,100,000	24-Mar-26
121 THE RIGHI EAGLEMONT VIC 3084	\$4,080,000	05-Mar-26

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: 04 August 2026


**45 ORMOND ROAD EAGLEMONT
VIC 3084**
 3  2  2

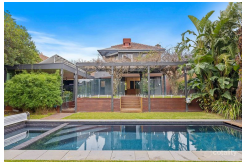
Sold Price

\$3,160,000

Sold Date

14-Feb-26

Distance

0.23km

**26 SILVERDALE ROAD
EAGLEMONT VIC 3084**
 4  4  1

Sold Price

\$3,100,000

Sold Date

24-Mar-26

Distance

0.38km

**121 THE RIGHI EAGLEMONT VIC
3084**
 5  4  2

Sold Price

\$4,080,000

Sold Date

05-Mar-26

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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