

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 Dick 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 \$1,882,000

Property Type House

Suburb Eaglemont

Period - From 01/04/2026

to 30/06/2026

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	135 Maltravers Rd IVANHOE 3079	\$2,132,000	28/02/2026
2	73 Maltravers Rd IVANHOE EAST 3079	\$2,020,000	21/02/2026
3	36 Ormond Rd EAGLEMONT 3084	\$2,255,000	06/12/2025

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:

04/08/2026 15:58



 4  2  2

Property Type: House
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2026: \$1,882,000

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.

Comparable Properties



135 Maltravers Rd IVANHOE 3079 (REI)

Agent Comments

 3  1  2

Price: \$2,132,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 813 sqm approx



73 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,020,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 604 sqm approx

36 Ormond Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,255,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 877 sqm approx

Account - Barry Plant | P: 03 9842 8888