

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

5/111 Studley Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$750,000

&

\$820,000

Median sale price

Median price \$897,000

Property Type Unit

Suburb Eaglemont

Period - From 30/07/2025

to

29/07/2026

Source

Property Data

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	3/12 Ashby Gr EAGLEMONT 3084	\$780,000	06/07/2026
2	4/52 Locksley Rd IVANHOE 3079	\$875,000	03/07/2026
3	2/12 Ashby Gr EAGLEMONT 3084	\$800,000	13/02/2026

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:

30/07/2026 13:48



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

30/07/2025 - 29/07/2026: \$897,000

Comparable Properties



3/12 Ashby Gr EAGLEMONT 3084 (REI)

Agent Comments

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 06/07/2026

Property Type: Unit



4/52 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$875,000

Method: Private Sale

Date: 03/07/2026

Rooms: 4

Property Type: Unit



2/12 Ashby Gr EAGLEMONT 3084 (REI/VG)

Agent Comments

 2  1  1

Price: \$800,000

Method: Private Sale

Date: 13/02/2026

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888