

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

1362 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,070,000

&

\$1,120,000

Median sale price

Median price \$1,314,400

Property Type House

Suburb Eltham

Period - From 01/04/2022

to

30/06/2022

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	21 Milborne Cr ELTHAM 3095	\$1,100,000	05/05/2022
2	92 Glen Park Rd ELTHAM NORTH 3095	\$1,090,000	04/05/2022
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:

02/08/2022 11:37



4 2 2

Property Type: House
Land Size: 796 sqm approx
Agent Comments

Indicative Selling Price
\$1,070,000 - \$1,120,000
Median House Price
June quarter 2022: \$1,314,400

Comparable Properties



21 Milborne Cr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 05/05/2022
Property Type: House
Land Size: 929 sqm approx



92 Glen Park Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 3 2

Price: \$1,090,000
Method: Private Sale
Date: 04/05/2022
Rooms: 6
Property Type: House (Res)
Land Size: 878 sqm approx

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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