

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

22 Diamond Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,190,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Eltham

Period - From

14/02/2023

to

13/02/2024

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	9 Withers Way ELTHAM 3095	\$1,177,000	25/01/2024
2	22 Glenister Dr ELTHAM 3095	\$1,120,000	13/12/2023
3	34 Park West Rd ELTHAM 3095	\$1,061,000	28/11/2023

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:

14/02/2024 12:03



3
 2
 0

Rooms: 6
Property Type: House
Land Size: 1014 sqm approx
 Agent Comments

Indicative Selling Price

\$1,190,000

Median House Price

14/02/2023 - 13/02/2024: \$1,200,000

Comparable Properties



9 Withers Way ELTHAM 3095 (REI)

4
 2
 2

Price: \$1,177,000
Method: Private Sale
Date: 25/01/2024
Property Type: House
Land Size: 865 sqm approx

Agent Comments

Similar size dwelling in similar condition



22 Glenister Dr ELTHAM 3095 (REI/VG)

4
 2
 2

Price: \$1,120,000
Method: Auction Sale
Date: 13/12/2023
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Similar position and size dwelling in similar condition



34 Park West Rd ELTHAM 3095 (REI/VG)

3
 1
 1

Price: \$1,061,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 758 sqm approx

Agent Comments

34 Park West Road Eltham was a smaller home than 22 Diamond Street Eltham

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192