

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

67 Eucalyptus Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,205,000

Property Type House

Suburb Eltham

Period - From 17/11/2022

to

16/11/2023

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	4 Kiah Mews ELTHAM 3095	\$1,140,000	27/09/2023
2	7 Lyons Rise ELTHAM 3095	\$1,130,000	08/07/2023
3	3 Crofton Ct ELTHAM 3095	\$1,076,000	10/08/2023

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:

17/11/2023 12:05



4 2 2

Property Type: House (Res)

Land Size: 796 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

17/11/2022 - 16/11/2023: \$1,205,000

Comparable Properties



4 Kiah Mews ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,140,000

Method: Private Sale

Date: 27/09/2023

Property Type: House (Res)

Land Size: 791 sqm approx



7 Lyons Rise ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,130,000

Method: Private Sale

Date: 08/07/2023

Property Type: House

Land Size: 708 sqm approx



3 Crofton Ct ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,076,000

Method: Private Sale

Date: 10/08/2023

Property Type: House

Land Size: 776 sqm approx

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