

# 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

12 Lamorna Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,310,000

### Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 01/10/2023

to

31/12/2023

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	6 Hartland Way ELTHAM 3095	\$1,380,000	25/03/2024
2	87 Pitt St ELTHAM 3095	\$1,327,000	04/03/2024
3	38 Hartland Way ELTHAM 3095	\$1,250,000	15/02/2024

**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:

31/03/2024 18:55



3   2   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 855 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,310,000  
**Median House Price**  
 December quarter 2023: \$1,265,000

## Comparable Properties



**6 Hartland Way ELTHAM 3095 (REI)**

Agent Comments

4   2   2

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** House  
**Land Size:** 847 sqm approx



**87 Pitt St ELTHAM 3095 (REI)**

Agent Comments

3   1   2

**Price:** \$1,327,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** House (Res)  
**Land Size:** 956 sqm approx



**38 Hartland Way ELTHAM 3095 (REI)**

Agent Comments

3   2   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 15/02/2024  
**Property Type:** House  
**Land Size:** 844 sqm approx

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