## 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

4 Rodda Parade, Eltham Vic 3095

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |                |     |                   |  |             |      |        |        |  |  |
|--------------------------------------------------------------------|----------------|-----|-------------------|--|-------------|------|--------|--------|--|--|
| Range betweer                                                      | en \$1,000,000 |     | &                 |  | \$1,100,000 |      |        |        |  |  |
| Median sale price                                                  |                |     |                   |  |             |      |        |        |  |  |
| Median price                                                       | \$1,227,500    | Pro | Property Type Hou |  | use         |      | Suburb | Eltham |  |  |
| Period - From                                                      | 01/01/2025     | to  | 31/03/2025        |  | So          | urce | 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.

| Ade | dress of comparable property        | Price       | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1   | 95 Dalton St ELTHAM 3095            | \$1,130,000 | 14/12/2024   |
| 2   | 227 Old Eltham Rd LOWER PLENTY 3093 | \$990,000   | 25/11/2024   |
| 3   | 5 Rodda Pde ELTHAM 3095             | \$920,000   | 24/10/2024   |

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:

16/04/2025 11:59









**Property Type:** House **Land Size:** 1046 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2025: \$1,227,500

# **Comparable Properties**

| 95 Dalton St ELTHAM 3095 (REI/VG)<br>4 2 -                                                                                                                                 | Agent Comments |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|
| Price: \$1,130,000<br>Method: Auction Sale<br>Date: 14/12/2024<br>Property Type: House (Res)<br>Land Size: 597 sqm approx                                                  |                |  |
| 227 Old Eltham Rd LOWER PLENTY 3093 (REI/VG)<br>3 1 2<br>Price: \$990,000<br>Method: Private Sale<br>Date: 25/11/2024<br>Property Type: House<br>Land Size: 815 sqm approx | Agent Comments |  |
| 5 Rodda Pde ELTHAM 3095 (REI/VG)<br>3 1 2 -<br>Price: \$920,000<br>Method: Private Sale<br>Date: 24/10/2024<br>Property Type: House<br>Land Size: 864 sqm approx           | Agent Comments |  |

Account - Barry Plant | P: (03) 9431 1243



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