

## 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

34 KALBAR ROAD ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

41 FRANK STREET ELTHAM VIC 3095	\$965,000	05-Aug-23
67 EUCALYPTUS ROAD ELTHAM VIC 3095	\$1,150,000	11-Dec-23
8 NARIDA COURT ELTHAM VIC 3095	\$1,150,000	18-Nov-23

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 6 months.

This Statement of Information was prepared on: 06 May 2024

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 6 months.

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**41 FRANK STREET ELTHAM VIC 3095**

 4  1  2

Sold Price **\$965,000** Sold Date **05-Aug-23**

Distance **1.04km**



**67 EUCALYPTUS ROAD ELTHAM VIC 3095**

 4  2  2

Sold Price **\$1,150,000** Sold Date **11-Dec-23**

Distance **1.74km**



**8 NARIDA COURT ELTHAM VIC 3095**

 4  2  2

Sold Price Sold Date **18-Nov-23**

Distance **1.06km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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