

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

71 Sweeneys Lane, Eltham Vic 3095

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,156,000 Property Type House Suburb Eltham

Period - From 01/10/2024 to 31/12/2024 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	156 Mount Pleasant Rd ELTHAM 3095	\$2,500,000	12/11/2024
2	10 Mays Rd ELTHAM 3095	\$2,420,000	09/11/2024
3			

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: 30/01/2025 14:34



5 5 6

Property Type: House
Land Size: 12100 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
December quarter 2024: \$1,156,000

Comparable Properties



156 Mount Pleasant Rd ELTHAM 3095 (REI)

Agent Comments

4 2 3

Price: \$2,500,000
Method: Auction Sale
Date: 12/11/2024
Property Type: House (Res)
Land Size: 4050 sqm approx



10 Mays Rd ELTHAM 3095 (REI/VG)

Agent Comments

6 3 3

Price: \$2,420,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 5048 sqm approx

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.

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