

# 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

143 Old Eltham Road, Lower Plenty Vic 3093

### Indicative selling price

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

Range between \$1,080,000

&

\$1,170,000

### Median sale price

Median price \$1,800,000

Property Type House

Suburb Lower Plenty

Period - From 01/04/2024

to

30/06/2024

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 | 4 Cromwell St ELTHAM 3095        | \$1,115,000 | 01/06/2024   |
| 2 | 32 Kirwana Gr MONTMORENCY 3094   | \$1,150,000 | 28/05/2024   |
| 3 | 41 Sackville St MONTMORENCY 3094 | \$1,150,000 | 25/03/2024   |

**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:

06/08/2024 12:37



4   2   2

**Property Type:** House  
**Land Size:** 797 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000 - \$1,170,000  
**Median House Price**  
June quarter 2024: \$1,800,000

## Comparable Properties



**4 Cromwell St ELTHAM 3095 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



**32 Kirwana Gr MONTMORENCY 3094 (REI)**

**Agent Comments**

3   1   -

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 28/05/2024  
**Property Type:** House (Res)



**41 Sackville St MONTMORENCY 3094 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 971 sqm approx