

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

73 Milborne Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 to 30/09/2024 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	92 Frank St ELTHAM 3095	\$900,000	15/11/2024
2	3 Culgoa Ct ELTHAM 3095	\$930,000	15/10/2024
3	7 Laleham Ct ELTHAM 3095	\$930,000	04/09/2024

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:

17/12/2024 14:36



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Property Type: House
Land Size: 789 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending September 2024: \$1,265,000

Comparable Properties



92 Frank St ELTHAM 3095 (REI)

Agent Comments

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Price: \$900,000
Method: Private Sale
Date: 15/11/2024
Property Type: House
Land Size: 807 sqm approx



3 Culgoa Ct ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$930,000
Method: Private Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 859 sqm approx

7 Laleham Ct ELTHAM 3095 (VG)

Agent Comments

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Price: \$930,000
Method: Sale
Date: 04/09/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 807 sqm approx

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



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