

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

15 Withers Way, Eltham Vic 3095

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Eltham

Period - From 10/01/2024 to 09/01/2025 Source Property Data

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	34 Nerreman Gateway ELTHAM 3095	\$1,420,000	19/12/2024
2	46 Panorama Av LOWER PLENTY 3093	\$1,550,000	17/12/2024
3	148 Bonds Rd LOWER PLENTY 3093	\$1,550,000	16/12/2024

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: 10/01/2025 11:50



 4  2  2

Property Type: House
Land Size: 653 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 10/01/2024 - 09/01/2025: \$1,225,000

Comparable Properties



34 Nerreman Gateway ELTHAM 3095 (REI)

Agent Comments

 4  2  4

Price: \$1,420,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 789 sqm approx



46 Panorama Av LOWER PLENTY 3093 (REI)

Agent Comments

 4  3  3

Price: \$1,550,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 1249 sqm approx



148 Bonds Rd LOWER PLENTY 3093 (REI)

Agent Comments

 3  2  2

Price: \$1,550,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 1205 sqm approx

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