

# 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 Milborne Crescent, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,204,000

Property Type House

Suburb Eltham

Period - From 01/04/2022

to

31/03/2023

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	1 Stanley Av ELTHAM 3095	\$1,100,000	09/12/2022
2	42 Parsons Rd ELTHAM 3095	\$1,050,000	24/03/2023
3	26 Milborne Cr ELTHAM 3095	\$1,040,000	28/02/2023

**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:

15/05/2023 13:30

15 Milborne Crescent, Eltham Vic 3095

**Jellis  
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



3 2 2

**Property Type:** House (Res)

**Land Size:** 787 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending March 2023: \$1,204,000

## Comparable Properties



**1 Stanley Av ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 09/12/2022

**Property Type:** House (Res)

**Land Size:** 583 sqm approx



**42 Parsons Rd ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 5

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 24/03/2023

**Property Type:** House

**Land Size:** 1361 sqm approx



**26 Milborne Cr ELTHAM 3095 (REI)**

Agent Comments

4 2 2

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 28/02/2023

**Property Type:** House (Res)

**Land Size:** 835 sqm approx

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



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