

# 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

4 Tristan Court, Eltham North Vic 3095

### Indicative selling price

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

Single price \$1,320,000

### Median sale price

Median price \$1,210,000

Property Type House

Suburb Eltham North

Period - From 01/07/2024

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	2 Ormonde Ct DIAMOND CREEK 3089	\$1,282,000	09/10/2024
2	129 Ryans Rd ELTHAM NORTH 3095	\$1,300,000	13/09/2024
3	26 Dandallo Dr ELTHAM 3095	\$1,430,000	22/06/2024

**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:

15/01/2025 11:41



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**Property Type:** House  
**Land Size:** 967 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,320,000  
**Median House Price**  
 September quarter 2024: \$1,210,000

## Comparable Properties



2 Ormonde Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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**Price:** \$1,282,000  
**Method:** Sold Before Auction  
**Date:** 09/10/2024  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



129 Ryans Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 13/09/2024  
**Property Type:** House (Res)  
**Land Size:** 805 sqm approx



26 Dandallo Dr ELTHAM 3095 (REI/VG)

Agent Comments

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  3

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 22/06/2024  
**Property Type:** House  
**Land Size:** 855 sqm approx

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