

# 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

25 Floriston Grove, Eltham 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

\$950,000

### Median sale price

Median price

\$1,215,000

Property Type

House

Suburb

Eltham

Period - From

01/07/2022

to

30/09/2022

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 Lamorna Ct ELTHAM 3095	\$1,120,000	15/09/2022
2	5 Lamorna Ct ELTHAM 3095	\$1,100,000	12/10/2022
3	92 Livingstone Rd ELTHAM 3095	\$1,090,000	22/11/2022

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:

05/12/2022 13:49



 4   
  2   
  2

**Property Type:** House (Res)

**Land Size:** 833 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000

**Median House Price**

September quarter 2022: \$1,215,000

## Comparable Properties



**4 Lamorna Ct ELTHAM 3095 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 15/09/2022

**Property Type:** House

**Land Size:** 797 sqm approx



**5 Lamorna Ct ELTHAM 3095 (REI)**

Agent Comments

 3   
  2   
  2

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

**Method:** Private Sale

**Date:** 12/10/2022

**Property Type:** House

**Land Size:** 805 sqm approx



**92 Livingstone Rd ELTHAM 3095 (REI)**

Agent Comments

 4   
  3   
  5

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 22/11/2022

**Property Type:** House

**Land Size:** 788 sqm approx

**Account - Barry Plant** | P: 03 9842 8888