

# 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

1/45 Beard Street, Eltham Vic 3095

### Indicative selling price

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

Range between \$890,000

&

\$970,000

### Median sale price

Median price \$811,000

Property Type Unit

Suburb Eltham

Period - From 01/04/2024

to 30/06/2024

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	7 Bryan Ct ELTHAM 3095	\$938,000	17/08/2024
2	7 Glenister Dr ELTHAM 3095	\$955,000	11/07/2024
3	1/17 Kanandah Ct RESEARCH 3095	\$955,000	14/05/2024

**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:

08/10/2024 14:59

1/45 Beard Street, Eltham Vic 3095

**Jellis  
Craig**

Pina Kara

9431 1222

0415 911 437

pinakara@jellisrcraig.com.au

**Indicative Selling Price**

\$890,000 - \$970,000

**Median Unit Price**

June quarter 2024: \$811,000



 4  2  2

**Property Type:** House

**Land Size:** 522 sqm approx

Agent Comments

## Comparable Properties



**7 Bryan Ct ELTHAM 3095 (REI)**

Agent Comments

 3  1  1

**Price:** \$938,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** House (Res)

**Land Size:** 633 sqm approx



**7 Glenister Dr ELTHAM 3095 (REI)**

Agent Comments

 4  2  2

**Price:** \$955,000

**Method:** Sold Before Auction

**Date:** 11/07/2024

**Property Type:** House (Res)

**Land Size:** 793 sqm approx



**1/17 Kanandah Ct RESEARCH 3095 (REI/VG)**

Agent Comments

 4  2  1

**Price:** \$955,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** House (Res)

**Land Size:** 536 sqm approx

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



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