## 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 Culgoa Court, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquo	ting			
Range betweer	\$980,000		&		\$1,020,000				
Median sale pi	rice								
Median price	\$1,218,500	Pro	operty Type	Hou	ise		Suburb	Eltham	
Period - From	04/03/2024	to	03/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	21 Thomas St ELTHAM 3095	\$991,000	24/02/2025
2	39 Silver St ELTHAM 3095	\$1,020,000	28/11/2024
3	8 Ryans Rd ELTHAM 3095	\$1,032,000	01/11/2024

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:

04/03/2025 14:40



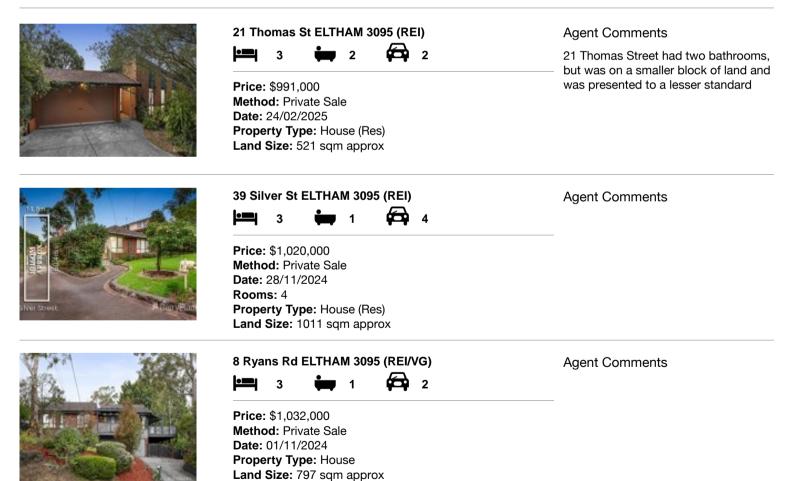






**Property Type:** House Land Size: 758 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,020,000 Median House Price 04/03/2024 - 03/03/2025: \$1,218,500

# **Comparable Properties**



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



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