

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 consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,020,000

Median sale price

Median price \$1,218,500 Property Type House Suburb Eltham

Period - From 04/03/2024 to 03/03/2025 Source 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.

	Address 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



3 1 3

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



21 Thomas St ELTHAM 3095 (REI)

3 2 2

Price: \$991,000
Method: Private Sale
Date: 24/02/2025
Property Type: House (Res)
Land Size: 521 sqm approx

Agent Comments

21 Thomas Street had two bathrooms, but was on a smaller block of land and was presented to a lesser standard



39 Silver St ELTHAM 3095 (REI)

3 1 4

Price: \$1,020,000
Method: Private Sale
Date: 28/11/2024
Rooms: 4
Property Type: House (Res)
Land Size: 1011 sqm approx

Agent Comments



8 Ryans Rd ELTHAM 3095 (REI/VG)

3 1 2

Price: \$1,032,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 797 sqm approx

Agent Comments

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