## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Nundah Drive, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,140,000		&		\$1,240,0	00			
Median sale price									
Median price	\$1,235,000	Pro	operty Type	Hou	se		Suburb	Eltham	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	Address of comparable property		Date of sale
1	10 Crofton Ct ELTHAM 3095	\$1,235,000	03/02/2025
2	36 Valonia Dr ELTHAM 3095	\$1,185,000	14/10/2024
3	19 Christine Av ELTHAM 3095	\$1,235,000	06/09/2024

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:

11/02/2025 14:10





Pina Kara 9431 1222





Property Type: House Land Size: 793 sqm approx Agent Comments 0415 911 437 pinakara@jelliscraig.com.au Indicative Selling Price

\$1,140,000 - \$1,240,000 **Median House Price** Year ending December 2024: \$1,235,000

# **Comparable Properties**

10 Crofton Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,235,000 Method: Private Sale Date: 03/02/2025 Property Type: House Land Size: 783 sqm approx	Agent Comments
36 Valonia Dr ELTHAM 3095 (REI/VG)   1 1 2 2   Price: \$1,185,000   Method: Private Sale   Date: 14/10/2024   Property Type: House   Land Size: 826 sqm approx	Agent Comments
19 Christine Av ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,235,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 946 sqm approx	Agent Comments

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



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