

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

11 Peppermint Grove, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,350,000

Median sale price

Median price

\$1,320,750

Property Type

House

Suburb

Eltham

Period - From

01/01/2024

to

31/03/2024

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	3 Avarn Ct ELTHAM 3095	\$1,360,000	14/03/2024
2	62 Eucalyptus Rd ELTHAM 3095	\$1,350,000	06/11/2023
3	36 Floriston Gr ELTHAM 3095	\$1,330,000	05/03/2024

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:

19/04/2024 12:53

11 Peppermint Grove, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

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johnlegros@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000

Median House Price

March quarter 2024: \$1,320,750



3 2 2

Property Type: House

Land Size: 897 sqm approx

Agent Comments

Comparable Properties



3 Avarn Ct ELTHAM 3095 (REI)

Agent Comments

5 3 2

Price: \$1,360,000

Method: Private Sale

Date: 14/03/2024

Property Type: House

Land Size: 907 sqm approx



62 Eucalyptus Rd ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 06/11/2023

Property Type: House

Land Size: 860 sqm approx



36 Floriston Gr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,330,000

Method: Private Sale

Date: 05/03/2024

Property Type: House (Res)

Land Size: 979 sqm approx

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



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