

# 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

1/3 Diamond 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 01/10/2023

to 30/09/2024

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	6 Green PI ELTHAM 3095	\$1,100,000	21/09/2024
2	43 Bible St ELTHAM 3095	\$1,265,000	14/09/2024
3	3/64 Livingstone Rd ELTHAM 3095	\$1,140,000	16/08/2024

**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:

20/11/2024 14:43

1/3 Diamond Street, Eltham Vic 3095

**Jellis  
Craig**

Scott Nugent  
0438 054 993  
scottnugent@jellisrcraig.com.au



3 2 2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending September 2024: \$1,265,000

## Comparable Properties



**6 Green PI ELTHAM 3095 (REI)**

3 2 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 21/09/2024

**Property Type:** House

**Land Size:** 320 sqm approx

**Agent Comments**

Similar sized home and location, Green St is part of an owners corporation though



**43 Bible St ELTHAM 3095 (REI)**

3 2 2

**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 352 sqm approx

**Agent Comments**

Own street frontage (no common property), newer build and also a more "central" Eltham location



**3/64 Livingstone Rd ELTHAM 3095 (REI)**

3 2 2

**Price:** \$1,140,000

**Method:** Sold Before Auction

**Date:** 16/08/2024

**Property Type:** House (Res)

**Agent Comments**

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



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