

# 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

23 Laurel Hill Drive, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,550,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Eltham North

Period - From 09/05/2023 to 08/05/2024 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	3a Michael Ct ELTHAM NORTH 3095	\$1,508,500	11/04/2024
2	1 Regina Ct ELTHAM 3095	\$1,480,000	18/03/2024
3	18 Allison Cr ELTHAM NORTH 3095	\$1,450,000	29/04/2024

**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:

09/05/2024 09:39



6   
 3   
 6

**Property Type:** House  
**Land Size:** 2004 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,550,000  
**Median House Price**  
 09/05/2023 - 08/05/2024: \$1,225,000

## Comparable Properties



**3a Michael Ct ELTHAM NORTH 3095 (REI)**

5   
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**Price:** \$1,508,500  
**Method:** Private Sale  
**Date:** 11/04/2024  
**Property Type:** House  
**Land Size:** 960 sqm approx

Agent Comments

Similar size homes however Michael Court is half the land size



**1 Regina Ct ELTHAM 3095 (REI)**

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**Price:** \$1,480,000  
**Method:** Private Sale  
**Date:** 18/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1211 sqm approx

Agent Comments

Similar size homes however Regina Ct was half the land size



**18 Allison Cr ELTHAM NORTH 3095 (REI)**

3   
 2   
 2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1135 sqm approx

Agent Comments

18 Allison Crescent was a significantly smaller property both in size of home and land

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