

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

8 Baringa Place, Eltham VIC 3095

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,275,000

Property Type

House

Suburb

Eltham

Period - From

13/09/2024

to

12/03/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-------------|--------------|
| 10 Peppermint Grove Eltham Vic 3095 | \$1,220,000 | 15/02/2025 |
| 1 Balmoral Circuit Eltham Vic 3095 | \$1,305,000 | 07/12/2024 |
| 8 Kirwin Avenue Eltham Vic 3095 | \$1,270,000 | 01/11/2024 |

This Statement of Information was prepared on:

14/03/2025