

# 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

2 Glen Katherine Drive, Eltham 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 \$850,000 & \$910,000

### Median sale price

Median price \$1,156,000 Property Type House Suburb Eltham

Period - From 01/10/2024 to 31/12/2024 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	25 Hebden St GREENSBOROUGH 3088	\$840,000	08/12/2024
2	12 Suzanne Ct BRIAR HILL 3088	\$893,000	02/12/2024
3	5 Hancock Cl ST HELENA 3088	\$910,000	09/09/2024

**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:

23/01/2025 17:23



**Property Type:** House  
**Land Size:** 760 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$910,000  
**Median House Price**  
December quarter 2024: \$1,156,000

## Comparable Properties



**25 Hebdon St GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 08/12/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 944 sqm approx



**12 Suzanne Ct BRIAR HILL 3088 (REI)**

Agent Comments



**Price:** \$893,000  
**Method:** Private Sale  
**Date:** 02/12/2024  
**Property Type:** House  
**Land Size:** 792 sqm approx



**5 Hancock Ct ST HELENA 3088 (REI/VG)**

Agent Comments



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 09/09/2024  
**Property Type:** House  
**Land Size:** 890 sqm approx

Account - Barry Plant | P: (03) 9431 1243