

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

396 St Helena Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,185,000

&

\$1,280,000

Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Eltham North

Period - From

01/10/2023

to

31/12/2023

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	2 Ungara Ct ELTHAM NORTH 3095	\$1,270,000	29/11/2023
2	4 Highland Ct ELTHAM NORTH 3095	\$1,250,000	20/11/2023
3	3 Summit Ct ST HELENA 3088	\$1,090,000	23/08/2023

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:

02/02/2024 14:23



 5  2  3

Property Type: House
Land Size: 942 sqm approx
Agent Comments

Indicative Selling Price
\$1,185,000 - \$1,280,000
Median House Price
December quarter 2023: \$1,255,000

Comparable Properties



2 Ungara CI ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,270,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 785 sqm approx



4 Highland Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,250,000
Method: Private Sale
Date: 20/11/2023
Property Type: House (Res)
Land Size: 864 sqm approx



3 Summit Ct ST HELENA 3088 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,090,000
Method: Private Sale
Date: 23/08/2023
Property Type: House
Land Size: 600 sqm approx

Account - Barry Plant | P: 03 9842 8888