

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

40 Rockliffe Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Eltham

Period - From

08/07/2023

to

07/07/2024

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	31 Bainbridge Dr ELTHAM 3095	\$1,585,000	06/03/2024
2	48 View Hill Cr ELTHAM 3095	\$1,580,000	10/04/2024
3	13 Monclaire Ct ELTHAM 3095	\$1,541,000	28/03/2024

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:

08/07/2024 09:10



4
 2
 3

Property Type: House
Land Size: 693 sqm approx
 Agent Comments

Indicative Selling Price

\$1,500,000

Median House Price

08/07/2023 - 07/07/2024: \$1,270,000

Comparable Properties



31 Bainbridge Dr ELTHAM 3095 (REI/VG)

Agent Comments

4
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 2

Price: \$1,585,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 911 sqm approx



48 View Hill Cr ELTHAM 3095 (REI)

Agent Comments

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Price: \$1,580,000
Method: Private Sale
Date: 10/04/2024
Property Type: House (Res)
Land Size: 941 sqm approx



13 Monclaire Ct ELTHAM 3095 (REI)

Agent Comments

4
 2
 2

Price: \$1,541,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 806 sqm approx

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