

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

22 Echidna Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,440,000

&

\$1,520,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Eltham

Period - From

30/10/2023

to

29/10/2024

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	156 Allendale Rd ELTHAM 3095	\$1,455,000	09/10/2024
2	2 Echidna Rd ELTHAM 3095	\$1,520,000	02/09/2024
3			

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:

30/10/2024 11:52



3 2 2

Property Type: House
Land Size: 1884 sqm approx
Agent Comments

Indicative Selling Price
\$1,440,000 - \$1,520,000
Median House Price
30/10/2023 - 29/10/2024: \$1,260,000

Comparable Properties



156 Allendale Rd ELTHAM 3095 (REI)

5 3 4

Price: \$1,455,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 2008 sqm approx

Agent Comments

Although marginally larger home with a pool, Allendale Rd was completely unrenovated



2 Echidna Rd ELTHAM 3095 (REI/VG)

5 3 2

Price: \$1,520,000
Method: Private Sale
Date: 02/09/2024
Property Type: House (Res)
Land Size: 1265 sqm approx

Agent Comments

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.

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