Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3 Fiona Court, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,380,000	&	\$1,480,000
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Median sale price

Median price	\$1,156,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	1 Balmoral Cirt ELTHAM 3095	\$1,305,000	09/12/2024
2	9 Tristan Ct ELTHAM NORTH 3095	\$1,319,000	12/11/2024
3	81 Kalbar Rd ELTHAM 3095	\$1,475,000	09/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/02/2025 10:04













Property Type: House **Land Size:** 1037 sqm approx

Agent Comments

Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price

December quarter 2024: \$1,156,000

Comparable Properties

1 Balmoral Cirt ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$1,305,000 **Method:** Private Sale **Date:** 09/12/2024

Rooms: 5

Property Type: House (Res) **Land Size:** 875 sqm approx

9 Tristan Ct ELTHAM NORTH 3095 (REI/VG)

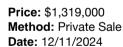
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Agent Comments



Property Type: House (Res) **Land Size:** 968 sqm approx

81 Kalbar Rd ELTHAM 3095 (REI/VG)









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Agent Comments



Price: \$1,475,000 **Method:** Auction Sale **Date:** 09/11/2024

Property Type: House (Res) Land Size: 962 sqm approx

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





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