Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,305,000

Property offered for sale

Address Including suburb and postcode	31 Lower Road, Eltham North Vic 3095

Indicative selling price

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

Median sale price

Median price	\$1,309,500	Pro	perty Type	House		Suburb	Eltham North
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.

Add	dress of comparable property	Price	Date of sale
1	4 Tristan Ct ELTHAM NORTH 3095	\$1,230,000	03/02/2025
2	58 Valonia Dr ELTHAM 3095	\$1,115,000	23/12/2024

OR

3

1 Balmoral Cirt ELTHAM 3095

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:	19/03/2025 12:00



09/12/2024







Property Type: House **Land Size:** 888 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2024: \$1,309,500

Comparable Properties



4 Tristan Ct ELTHAM NORTH 3095 (REI/VG)

•=

4

—



3 2

Agent Comments

Price: \$1,230,000 **Method:** Private Sale **Date:** 03/02/2025

Property Type: House (Res) **Land Size:** 967 sqm approx



58 Valonia Dr ELTHAM 3095 (VG)

•=

4



-



Price: \$1,115,000 Method: Sale Date: 23/12/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 1185 sqm approx

Agent Comments

Agent Comments

1 Balmoral Cirt ELTHAM 3095 (REI/VG)

-





. .

Price: \$1,305,000

Method: Private Sale Date: 09/12/2024 Rooms: 5

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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.