

# 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

13-15 Parsons Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,221,000 Property Type House Suburb Eltham

Period - From 16/12/2023 to 15/12/2024 Source Property Data

### 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	10 Eva St RESEARCH 3095	\$2,000,000	20/11/2024
2	388 Reynolds Rd RESEARCH 3095	\$1,850,000	12/07/2024
3	35 Piper Cr ELTHAM 3095	\$1,849,995	27/06/2024

**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: 16/12/2024 15:28



 5
  3
  2

**Property Type:** House  
**Land Size:** 4321 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 16/12/2023 - 15/12/2024: \$1,221,000

## Comparable Properties



**10 Eva St RESEARCH 3095 (REI)**

Agent Comments

 4
  3
  2

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** House  
**Land Size:** 4046.86 sqm approx



**388 Reynolds Rd RESEARCH 3095 (VG)**

Agent Comments

 5
  -
  -

**Price:** \$1,850,000  
**Method:** Sale  
**Date:** 12/07/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4003 sqm approx



**35 Piper Cr ELTHAM 3095 (REI/VG)**

Agent Comments

 4
  2
  -

**Price:** \$1,849,995  
**Method:** Private Sale  
**Date:** 27/06/2024  
**Property Type:** House  
**Land Size:** 3167 sqm approx

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