

# 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

7 Lyons Rise, 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,204,000

Property Type House

Suburb Eltham

Period - From 01/04/2022

to

31/03/2023

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	5 Crowe Ct ELTHAM 3095	\$1,050,000	23/05/2023
2	21 Foster Rd ELTHAM 3095	\$1,100,000	30/05/2023
3	15 Milborne Cr ELTHAM 3095	\$1,100,000	03/06/2023

**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:

20/06/2023 11:09

7 Lyons Rise, Eltham Vic 3095

**Jellis  
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



 4  2  2

**Property Type:** House (Res)

**Land Size:** 708 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending March 2023: \$1,204,000

## Comparable Properties

**5 Crowe Ct ELTHAM 3095 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,050,000

**Method:**

**Date:** 23/05/2023

**Property Type:** House



**21 Foster Rd ELTHAM 3095 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 30/05/2023

**Property Type:** House (Res)

**Land Size:** 825 sqm approx



**15 Milborne Cr ELTHAM 3095 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 787 sqm approx

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



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