

# 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

31 Bainbridge Drive, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,540,000

&

\$1,620,000

### Median sale price

Median price \$1,205,000

Property Type House

Suburb Eltham

Period - From 11/02/2023

to

10/02/2024

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	13 Barriedale Ct ELTHAM 3095	\$1,658,000	14/10/2023
2	27 Diosma Rd ELTHAM 3095	\$1,650,000	16/12/2023
3	5 Abersham Ct ELTHAM 3095	\$1,585,000	02/11/2023

**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:

11/02/2024 08:48



4 2 2

**Property Type:** House  
**Land Size:** 911 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,540,000 - \$1,620,000  
**Median House Price**  
11/02/2023 - 10/02/2024: \$1,205,000

## Comparable Properties



**13 Barriedale Ct ELTHAM 3095 (REI/VG)**

6 3 2

**Price:** \$1,658,000  
**Method:** Private Sale  
**Date:** 14/10/2023  
**Property Type:** House  
**Land Size:** 1050 sqm approx

**Agent Comments**

13 Barriedale Ct Eltham was a larger home with self contained unit however offered less character and no garage accommodation



**27 Diosma Rd ELTHAM 3095 (REI)**

4 2 2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 990 sqm approx

**Agent Comments**

27 Diosma Rd Eltham was a similar size and age home however offered mostly single level accommodation



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

5 3 -

**Price:** \$1,585,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** House (Res)  
**Land Size:** 857 sqm approx

**Agent Comments**

5 Abersham Ct, Eltham offered no car accommodation

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