

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

3 Ilinga Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/07/2023

to 30/06/2024

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 | 35 Piper Cr ELTHAM 3095 | \$1,849,995 | 27/06/2024 |
| 2 | 21 Darkan Ct ELTHAM 3095 | \$1,810,000 | 06/05/2024 |
| 3 | | | |

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:

28/08/2024 15:02



5 4 4

Property Type: House
Land Size: 1699 sqm approx
Agent Comments

Comparable Properties



35 Piper Cr ELTHAM 3095 (REI)

Agent Comments

4 2 -

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



21 Darkan Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,810,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 1051 sqm approx

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.