

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 Darkan Court, Eltham, VIC 3095

Indicative selling price

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

Single price

\$1,085,000

Median sale price

Median price

\$1,282,500

Property Type

House

Suburb

ELTHAM

Period - From

20/05/2024

to

19/11/2024

Source

price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 3 Wynvale Court Eltham Vic 3095	\$1,075,000	16/08//2024
2 12 Coolabah Drive, Eltham Vic 3095	\$1,050,000	02/09/2024
3 21 Dandallo Drive Eltham Vic 3095	\$1,100,000	06/09/2024

This Statement of Information was prepared on:

20/11/2024