

# 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

6 Meruka Drive, 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 \$860,000 & \$930,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Eltham

Period - From 07/09/2022 to 06/09/2023 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	26 Meruka Dr ELTHAM 3095	\$960,000	19/05/2023
2	18 Calrossie Av MONTMORENCY 3094	\$900,000	26/08/2023
3	279 Bolton St ELTHAM 3095	\$885,000	29/05/2023

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:

07/09/2023 11:16



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 789 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$860,000 - \$930,000  
**Median House Price**  
07/09/2022 - 06/09/2023: \$1,190,000

## Comparable Properties



**26 Meruka Dr ELTHAM 3095 (REI)**

[Agent Comments](#)



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 19/05/2023  
**Property Type:** House  
**Land Size:** 803 sqm approx



**18 Calrossie Av MONTMORENCY 3094 (REI)**

[Agent Comments](#)



**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx



**279 Bolton St ELTHAM 3095 (VG)**

[Agent Comments](#)



**Price:** \$885,000  
**Method:** Sale  
**Date:** 29/05/2023  
**Property Type:** House (Res)  
**Land Size:** 929 sqm approx

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