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

1 Paltara Court, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,235,000	Pro	Property Type House		se Si		Suburb	Eltham	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	16 Nundah Dr ELTHAM 3095	\$1,118,000	14/03/2025
2	10 Peppermint Gr ELTHAM 3095	\$1,220,000	14/02/2025
3	6 Crofton Ct ELTHAM 3095	\$1,100,000	11/02/2025

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:

20/03/2025 13:11









Property Type: House (Res) Land Size: 835 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2024: \$1,235,000

Comparable Properties

16 Nundah Dr ELTHAM 3095 (REI) 1 1 2 2 Price: \$1,118,000 Method: Private Sale Date: 14/03/2025 Property Type: House (Res) Land Size: 828 sqm approx	Agent Comments
10 Peppermint Gr ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,220,000 Method: Private Sale Date: 14/02/2025 Property Type: House (Res) Land Size: 821 sqm approx	Agent Comments
6 Crofton Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 797 sqm approx	Agent Comments

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