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 |

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



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