

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

19 Quentin Way, Eltham Vic 3095

Indicative selling price

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

Range between \$1,450,000

&

\$1,500,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 01/10/2023

to 31/12/2023

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	3 Quentin Way ELTHAM 3095	\$1,439,000	09/03/2024
2	18 Fairdale Ct ELTHAM 3095	\$1,430,000	13/12/2023
3	5 Laleham Ct ELTHAM 3095	\$1,400,000	24/02/2024

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:

15/03/2024 13:41



5 2 2

Rooms: 9

Property Type: House

Land Size: 893 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,450,000 - \$1,500,000

Median House Price

December quarter 2023: \$1,265,000

Comparable Properties



3 Quentin Way ELTHAM 3095 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,439,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 838 sqm approx



18 Fairdale Ct ELTHAM 3095 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,430,000

Method: Auction Sale

Date: 13/12/2023

Property Type: House (Res)

Land Size: 870 sqm approx



5 Laleham Ct ELTHAM 3095 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,400,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 863 sqm approx