

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 Hartland Way, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,390,000

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	5 Laleham Ct ELTHAM 3095	\$1,400,000	24/02/2024
3	24 Glenister Dr ELTHAM 3095	\$1,350,000	14/10/2023

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:

23/03/2024 09:15



4 2 2

Property Type: House
Land Size: 847 sqm approx
Agent Comments

Indicative Selling Price
\$1,390,000
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



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



24 Glenister Dr ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Auction Sale
Date: 14/10/2023
Rooms: 7
Property Type: House (Res)
Land Size: 797 sqm approx

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