

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

22 Howgate Court, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,235,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2024

to

31/12/2024

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	15 Withers Way ELTHAM 3095	\$1,525,000	23/01/2025
2	11 Clearwater CI ELTHAM 3095	\$1,485,000	19/11/2024
3	24 Mulberry Ct ELTHAM 3095	\$1,478,000	19/10/2024

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:

07/02/2025 09:31



5 2 2

Property Type: House
Land Size: 815 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending December 2024: \$1,235,000

Comparable Properties



15 Withers Way ELTHAM 3095 (REI)

4 2 2

Price: \$1,525,000
Method: Private Sale
Date: 23/01/2025
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

Similar home with size but Howgate has the extra bedroom.



11 Clearwater CI ELTHAM 3095 (REI/VG)

4 2 2

Price: \$1,485,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 686 sqm approx

Agent Comments

Similar home with size but Howgate has the extra bedroom.



24 Mulberry Ct ELTHAM 3095 (REI/VG)

4 2 2

Price: \$1,478,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 888 sqm approx

Agent Comments

Similar home with size but Howgate has the extra bedroom.

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