Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	22 Howgate Court, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,235,000	Pro	perty Type	louse		Suburb	Eltham
Period - From	01/01/2024	to	31/12/2024	S	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	15 Withers Way ELTHAM 3095	\$1,525,000	23/01/2025
2	11 Clearwater Cl ELTHAM 3095	\$1,485,000	19/11/2024
3	24 Mulberry Ct FLTHAM 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





Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





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)

Price: \$1,525,000

Similar home with size but Howgate has the extra bedroom.

Method: Private Sale Date: 23/01/2025

Property Type: House (Res) Land Size: 653 sqm approx



11 Clearwater CI ELTHAM 3095 (REI/VG)

Agent Comments

Agent Comments

Similar home with size but Howgate has the extra bedroom.

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



24 Mulberry Ct ELTHAM 3095 (REI/VG)

Agent Comments

Similar home with size but Howgate has the extra bedroom.

Price: \$1,478,000 Method: Auction Sale Date: 19/10/2024

Property Type: House (Res) Land Size: 888 sqm approx

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





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