Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,100,000

Property offered for sale

Address	471 Reynolds Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,235,000	Pro	perty 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	467 Reynolds Rd ELTHAM 3095	\$1,091,000	08/03/2025
2	8 Nundah Dr ELTHAM 3095	\$1,245,000	08/03/2025
1			

OR

3

6 Crofton Ct ELTHAM 3095

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:	12/03/2025 16:05



11/02/2025







Rooms: 6

Property Type: House (Res) Land Size: 748 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



467 Reynolds Rd ELTHAM 3095 (REI)

Price: \$1,091,000 Method: Auction Sale Date: 08/03/2025

Property Type: House (Res) Land Size: 780 sqm approx

Agent Comments



8 Nundah Dr ELTHAM 3095 (REI)

Agent Comments

Price: \$1,245,000 Method: Private Sale Date: 08/03/2025 Property Type: House Land Size: 793 sqm approx



6 Crofton Ct ELTHAM 3095 (REI)

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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