

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

1 Darkan Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,280,000

&

\$1,360,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/07/2023

to 30/06/2024

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	8 Cameron Ct ELTHAM 3095	\$1,225,000	07/09/2024
2	22 Beard St ELTHAM 3095	\$1,325,000	06/08/2024
3	11 Peppermint Gr ELTHAM 3095	\$1,310,000	22/05/2024

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:

09/10/2024 12:13



3 2 3

Rooms: 5
Property Type: House (Res)
Land Size: 900 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,280,000 - \$1,360,000
Median House Price
Year ending June 2024: \$1,300,000

Comparable Properties



8 Cameron Ct ELTHAM 3095 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,225,000
Method: Private Sale
Date: 07/09/2024
Rooms: 8
Property Type: House (Res)
Land Size: 1149 sqm approx



22 Beard St ELTHAM 3095 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,325,000
Method: Private Sale
Date: 06/08/2024
Rooms: 7
Property Type: House (Res)
Land Size: 794 sqm approx



11 Peppermint Gr ELTHAM 3095 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,310,000
Method: Private Sale
Date: 22/05/2024
Property Type: House
Land Size: 897 sqm approx

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