

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

26 Milborne Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Eltham

Period - From 01/10/2022

to 31/12/2022

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	4 Lamorna Ct ELTHAM 3095	\$1,120,000	15/09/2022
2	92 Livingstone Rd ELTHAM 3095	\$1,090,000	22/11/2022
3	1362 Main Rd ELTHAM 3095	\$1,080,000	14/08/2022

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:

03/02/2023 17:07



 4  2  2

Property Type: House
Land Size: 835 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2022: \$1,200,000

Comparable Properties



4 Lamorna Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,120,000
Method: Private Sale
Date: 15/09/2022
Property Type: House
Land Size: 797 sqm approx



92 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

 4  3  5

Price: \$1,090,000
Method: Private Sale
Date: 22/11/2022
Property Type: House
Land Size: 788 sqm approx



1362 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 14/08/2022
Property Type: House
Land Size: 796 sqm approx

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