Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,325,000

Property offered for sale

Address	3 Onkara Court, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2024	to	30/09/2024		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	7 Darkan Ct ELTHAM 3095	\$1,065,000	07/12/2024
	2	19 Christine Av ELTHAM 3095	\$1,235,000	06/09/2024

OR

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22 Beard St 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:	28/12/2024 10:02



06/08/2024











Property Type: House **Land Size:** 825 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price

September quarter 2024: \$1,230,000

Comparable Properties



7 Darkan Ct ELTHAM 3095 (REI)



a 2

Price: \$1,065,000 **Method:** Private Sale **Date:** 07/12/2024

Rooms: 6

Property Type: House (Res) **Land Size:** 1341 sqm approx

Agent Comments

19 Christine Av ELTHAM 3095 (REI/VG)

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Price: \$1,235,000 Method: Private Sale

Date: 06/09/2024 Property Type: House Land Size: 946 sqm approx **Agent Comments**



22 Beard St ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$1,325,000 **Method:** Private Sale **Date:** 06/08/2024

Rooms: 7

Property Type: House (Res) **Land Size:** 794 sqm approx

Account - Barry Plant | P: 03 9842 8888





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