

# 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

35 Falkiner Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,340,000

&

\$1,420,000

### Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2022

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	39 Porter St ELTHAM 3095	\$1,360,000	11/11/2022
2	9 Valley Park Gr ELTHAM 3095	\$1,340,000	05/12/2022
3	20 Ely St ELTHAM 3095	\$1,330,000	27/08/2022

**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:

07/02/2023 14:54

35 Falkiner Street, Eltham Vic 3095

**Jellis  
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



 4  2  3

**Property Type:** House

**Land Size:** 700 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,340,000 - \$1,420,000

**Median House Price**

Year ending December 2022: \$1,250,000

## Comparable Properties



**39 Porter St ELTHAM 3095 (REI)**

 3  2  2

**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 11/11/2022

**Property Type:** House (Res)

**Land Size:** 769 sqm approx

**Agent Comments**

35 Falkiner Street, Eltham is a larger home than 39 Porter Street, Eltham



**9 Valley Park Gr ELTHAM 3095 (REI)**

 4  2  2

**Price:** \$1,340,000

**Method:** Private Sale

**Date:** 05/12/2022

**Property Type:** House (Res)

**Land Size:** 734 sqm approx

**Agent Comments**

35 Falkiner Street, Eltham is a larger home than 9 Valley Park Grove, Eltham



**20 Ely St ELTHAM 3095 (REI/VG)**

 4  2  4

**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 27/08/2022

**Property Type:** House (Res)

**Land Size:** 801 sqm approx

**Agent Comments**

35 Falkiner Street, Eltham is a home in better condition than 20 Ely Street, Eltham

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



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