

# 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

29 Leane Drive, 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 \$1,230,000 & \$1,270,000

### Median sale price

Median price \$1,285,000 Property Type House Suburb Eltham

Period - From 22/07/2023 to 21/07/2024 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.

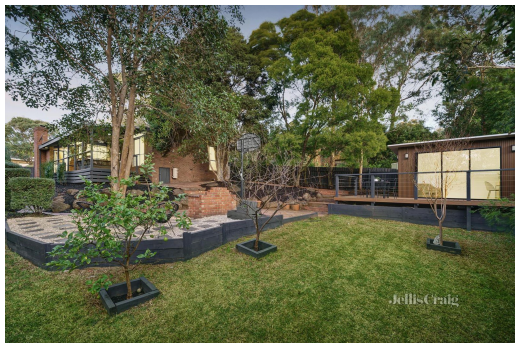
	Address of comparable property	Price	Date of sale
1	31 Ridgeview St ELTHAM 3095	\$1,280,000	19/06/2024
2	6 Kalbar Rd ELTHAM 3095	\$1,250,000	23/03/2024
3	20 Cameron Ct ELTHAM 3095	\$1,200,000	23/03/2024

**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:

22/07/2024 14:43



4   
 2   
 2

**Property Type:** House  
**Land Size:** 963 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,230,000 - \$1,270,000  
**Median House Price**  
 22/07/2023 - 21/07/2024: \$1,285,000

## Comparable Properties



**31 Ridgeview St ELTHAM 3095 (REI)**

4   
 2   
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**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 19/06/2024  
**Property Type:** House (Res)  
**Land Size:** 1101 sqm approx

Agent Comments

Ridgeview St is a larger home however is not the same standard of finish as Leane Dr



**6 Kalbar Rd ELTHAM 3095 (REI/VG)**

4   
 2   
 3

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1105 sqm approx

Agent Comments

Kalbar Rd is a newer home however Leane Dr doesn't experience the same traffic road noise as the bottom of Kalbar Rd



**20 Cameron Ct ELTHAM 3095 (REI/VG)**

3   
 2   
 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 23/03/2024  
**Property Type:** House  
**Land Size:** 817 sqm approx

Agent Comments

Cameron Ct is a much smaller home

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