

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

142 Allendale Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 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	77 Orchard Av ELTHAM NORTH 3095	\$1,381,000	10/12/2024
2	156 Allendale Rd ELTHAM 3095	\$1,455,000	09/10/2024
3	49 Dandallo Dr ELTHAM 3095	\$1,355,000	14/08/2024

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: 10/12/2024 13:27



 4  2  6

Rooms: 6
Property Type: House
Land Size: 2781 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
Year ending September 2024: \$1,265,000

Comparable Properties



77 Orchard Av ELTHAM NORTH 3095 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,381,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 3322 sqm approx



156 Allendale Rd ELTHAM 3095 (REI)

[Agent Comments](#)

 5  3  4

Price: \$1,455,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 2008 sqm approx



49 Dandallo Dr ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 4  3  3

Price: \$1,355,000
Method: Private Sale
Date: 14/08/2024
Property Type: House
Land Size: 3283 sqm approx

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