

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

25 Laurison Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,540,000 & \$1,640,000

Median sale price

Median price \$1,205,000 Property Type House Suburb Eltham North

Period - From 15/01/2023 to 14/01/2024 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	167 Ryans Rd ELTHAM NORTH 3095	\$1,700,000	31/08/2023
2	7 Orchard Av ELTHAM NORTH 3095	\$1,650,000	12/11/2023
3	14 St Andrews Ct ELTHAM NORTH 3095	\$1,515,000	24/07/2023

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:

15/01/2024 13:32



4 2 3

Property Type: House
Land Size: 882 sqm approx
Agent Comments

Indicative Selling Price
\$1,540,000 - \$1,640,000
Median House Price
15/01/2023 - 14/01/2024: \$1,205,000

Comparable Properties



167 Ryans Rd ELTHAM NORTH 3095 (REI)

4 2 5

Price: \$1,700,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 2263 sqm approx

Agent Comments

Ryans Road offered a larger block of land however the home was smaller internally



7 Orchard Av ELTHAM NORTH 3095 (REI)

6 2 2

Price: \$1,650,000
Method: Private Sale
Date: 12/11/2023
Property Type: House
Land Size: 1910 sqm approx

Agent Comments

Orchard Avenue offered a larger block of land however Laurison Road has been completely renovated in comparison



14 St Andrews Ct ELTHAM NORTH 3095 (REI)

5 3 2

Price: \$1,515,000
Method: Private Sale
Date: 24/07/2023
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments

St Andrews Court did not have a pool

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