

# 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

4 Nerreman Gateway, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/07/2023

to

30/06/2024

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                              | 16 Enfield St ELTHAM 3095 | \$1,400,000 | 10/07/2024   |
| 2                              | 20 Ryans Rd ELTHAM 3095   | \$1,430,000 | 21/05/2024   |
| 3                              | 2 Shalbury Av ELTHAM 3095 | \$1,426,000 | 07/05/2024   |

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:

02/10/2024 09:49



4 2 2

**Property Type:** House  
**Land Size:** 1012 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
Year ending June 2024: \$1,300,000

## Comparable Properties



**16 Enfield St ELTHAM 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 10/07/2024  
**Property Type:** House  
**Land Size:** 878 sqm approx



**20 Ryans Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** House  
**Land Size:** 1009 sqm approx



**2 Shalbury Av ELTHAM 3095 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,426,000  
**Method:** Private Sale  
**Date:** 07/05/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 893 sqm approx

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