

# 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

81 Kalbar Road, 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 \$1,440,000

&

\$1,520,000

### Median sale price

Median price \$1,262,500

Property Type House

Suburb Eltham

Period - From 14/10/2023

to

13/10/2024

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	2 Echidna Rd ELTHAM 3095	\$1,520,000	02/09/2024
2	14 Kalbar Rd ELTHAM 3095	\$1,432,000	11/05/2024
3	12 Stamford Ct ELTHAM 3095	\$1,470,000	01/05/2024

**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:

14/10/2024 10:13



**Property Type:** House  
**Land Size:** 962 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,440,000 - \$1,520,000  
**Median House Price**  
 14/10/2023 - 13/10/2024: \$1,262,500

## Comparable Properties



**2 Echidna Rd ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,520,000  
**Method:** Private Sale  
**Date:** 02/09/2024  
**Property Type:** House (Res)  
**Land Size:** 1265 sqm approx



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

Agent Comments



**Price:** \$1,432,000  
**Method:** Private Sale  
**Date:** 11/05/2024  
**Property Type:** House  
**Land Size:** 1109 sqm approx



**12 Stamford Ct ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,470,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx

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