

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

16 Nundah Drive, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,156,000

Property Type

House

Suburb

Eltham

Period - From

01/10/2024

to

31/12/2024

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	6 Crofton Ct ELTHAM 3095	\$1,100,000	11/02/2025
2	18 Milborne Cr ELTHAM 3095	\$1,070,000	20/12/2024
3	12 Coolabah Dr ELTHAM 3095	\$1,050,000	31/08/2024

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:

27/02/2025 09:38



 4  2  2

Property Type: House (Res)

Land Size: 828 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2024: \$1,156,000

Comparable Properties



6 Crofton Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 11/02/2025

Property Type: House

Land Size: 797 sqm approx



18 Milborne Cr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,070,000

Method: Private Sale

Date: 20/12/2024

Property Type: House

Land Size: 897 sqm approx



12 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,050,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 907 sqm approx

Account - Barry Plant | P: (03) 9431 1243