## 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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n <b>\$1,000,000</b>		&		\$1,100,000				
Median sale price									
Median price	\$1,156,000	Pro	operty Type	Hou	se		Suburb	Eltham	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress 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









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) 4 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 797 sqm approx	Agent Comments
18 Milborne Cr ELTHAM 3095 (REI/VG) 4 2 3 Price: \$1,070,000 Method: Private Sale Date: 20/12/2024 Property Type: House Land Size: 897 sqm approx	Agent Comments
12 Coolabah Dr ELTHAM 3095 (REI/VG) 4 3 2 Price: \$1,050,000 Method: Auction Sale Date: 31/08/2024 Property Type: House (Res) Land Size: 907 sqm approx	Agent Comments

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



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