

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

10 Peppermint Grove, Eltham Vic 3095

Indicative selling price

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

Range between \$1,220,000

&

\$1,280,000

Median sale price

Median price \$1,235,000

Property Type House

Suburb Eltham

Period - From 01/01/2024

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	10 Crofton Ct ELTHAM 3095	\$1,235,000	03/02/2025
2	2 Doodson Ct ELTHAM 3095	\$1,270,000	24/12/2024
3	5 Orbel Ct ELTHAM 3095	\$1,300,000	31/10/2024

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:

14/02/2025 16:16

10 Peppermint Grove, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$1,220,000 - \$1,280,000

Median House Price

Year ending December 2024: \$1,235,000



 4  2  2

Property Type: House

Land Size: 821 sqm approx

Agent Comments

Comparable Properties



10 Crofton Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,235,000

Method: Private Sale

Date: 03/02/2025

Property Type: House

Land Size: 783 sqm approx



2 Doodson Ct ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$1,270,000

Method: Private Sale

Date: 24/12/2024

Rooms: 5

Property Type: House (Res)

Land Size: 773 sqm approx



5 Orbel Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,300,000

Method: Private Sale

Date: 31/10/2024

Property Type: House

Land Size: 1003 sqm approx

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



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