

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

8 Airlie Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,220,000

&

\$1,300,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 01/10/2023

to 30/09/2024

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	12 Kirwana Gr MONTMORENCY 3094	\$1,321,000	06/11/2024
2	37 Buena Vista Dr MONTMORENCY 3094	\$1,300,000	06/09/2024
3	26 Wattle Av MONTMORENCY 3094	\$1,235,000	06/06/2024

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:

02/12/2024 15:43



6 2 2

Property Type: House
Land Size: 1358 sqm approx
Agent Comments

Indicative Selling Price
\$1,220,000 - \$1,300,000
Median House Price
Year ending September 2024: \$1,265,000

Comparable Properties



12 Kirwana Gr MONTMORENCY 3094 (REI)

5 2 2

Price: \$1,321,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 1144 sqm approx

Agent Comments
Property had been updated.



37 Buena Vista Dr MONTMORENCY 3094 (REI)

5 2 2

Price: \$1,300,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 702 sqm approx

Agent Comments

26 Wattle Av MONTMORENCY 3094 (VG)

4 - -

Price: \$1,235,000
Method: Sale
Date: 06/06/2024
Property Type: House (Res)
Land Size: 1046 sqm approx

Agent Comments

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



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