

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

15 Warringah Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/07/2023

to

30/06/2024

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	8 Deirdre Ct MONTMORENCY 3094	\$1,780,000	17/07/2024
2	16 Guymer Ct MONTMORENCY 3094	\$1,850,000	15/03/2024
3	32 Adam Cr MONTMORENCY 3094	\$1,935,000	22/02/2024

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:

06/08/2024 13:31



 4  2  4

Rooms: 9
Property Type: House
Land Size: 2728 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending June 2024: \$1,300,000

Comparable Properties



8 Deirdre Ct MONTMORENCY 3094 (REI)

[Agent Comments](#)

 4  2  1

Price: \$1,780,000
Method: Private Sale
Date: 17/07/2024
Rooms: 8
Property Type: House (Res)
Land Size: 897 sqm approx



16 Guymer Ct MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)

 5  3  3

Price: \$1,850,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 1627 sqm approx



32 Adam Cr MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)

 4  2  3

Price: \$1,935,000
Method: Sold Before Auction
Date: 22/02/2024
Property Type: House (Res)
Land Size: 1048 sqm approx