

# 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

52 Malabar Crescent, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,256,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2023

to

31/03/2024

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	75 Scenic Cr ELTHAM NORTH 3095	\$1,170,000	27/03/2024
2	7 Cronus Ct ELTHAM 3095	\$1,150,000	18/01/2024
3	8 Scarlet Ash Ct ELTHAM 3095	\$1,115,000	12/03/2024

**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:

16/04/2024 13:57

52 Malabar Crescent, Eltham Vic 3095

**Jellis  
Craig**

Scott Nugent  
0438 054 993  
scottnugent@jellisrcraig.com.au



4 2 2

**Property Type:** House  
**Land Size:** 818 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending March 2024: \$1,256,000

## Comparable Properties



**75 Scenic Cr ELTHAM NORTH 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,170,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** House  
**Land Size:** 1500 sqm approx



**7 Cronus Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 18/01/2024  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**8 Scarlet Ash Ct ELTHAM 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 12/03/2024  
**Property Type:** House  
**Land Size:** 905 sqm approx

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



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