

# 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

1 Culgoa Court, Eltham Vic 3095

### Indicative selling price

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

Range between \$960,000 & \$1,040,000

### Median sale price

Median price \$1,235,000 Property Type House Suburb Eltham

Period - From 17/02/2024 to 16/02/2025 Source Property Data

### 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 Ryans Rd ELTHAM 3095	\$1,032,000	01/11/2024
2	85 Railway Pde ELTHAM 3095	\$1,004,082	16/10/2024
3	6 Orbel Ct ELTHAM 3095	\$996,000	24/08/2024

**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:

17/02/2025 21:28



3   1   3

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 758 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$960,000 - \$1,040,000  
**Median House Price**  
 17/02/2024 - 16/02/2025: \$1,235,000

## Comparable Properties



**8 Ryans Rd ELTHAM 3095 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,032,000  
**Method:** Private Sale  
**Date:** 01/11/2024  
**Property Type:** House  
**Land Size:** 797 sqm approx

**85 Railway Pde ELTHAM 3095 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,004,082  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** House (Res)  
**Land Size:** 901 sqm approx

Inferior location at Railway Parade, directly along the trainline



**6 Orbel Ct ELTHAM 3095 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$996,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)  
**Land Size:** 846 sqm approx

Similar pocket of Eltham. Whilst Orbel Court had a second bathroom, it lacked in presentation and car accommodation

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