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	1 Culgoa Court, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$1,040,000	Range between	\$960,000	&	\$1,040,000
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Median sale price

Median price	\$1,235,000	Pro	perty Type	House		Suburb	Eltham
Period - From	17/02/2024	to	16/02/2025	So	ource	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







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)

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

85 Railway Pde ELTHAM 3095 (REI/VG)

Method: Private Sale







3 Price: \$1,004,082

Date: 16/10/2024 Property Type: House (Res) Land Size: 901 sqm approx

Agent Comments

Inferior location at Railway Parade, directly along the trainline

6 Orbel Ct ELTHAM 3095 (REI/VG)









Price: \$996,000 Method: Auction Sale Date: 24/08/2024

Property Type: House (Res) Land Size: 846 sqm approx **Agent Comments**

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

accommodation

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





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