

# 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

111 Kalbar Road, 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 \$1,680,000 & \$1,780,000

### Median sale price

Median price \$1,270,000 Property Type House Suburb Eltham

Period - From 19/08/2023 to 18/08/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

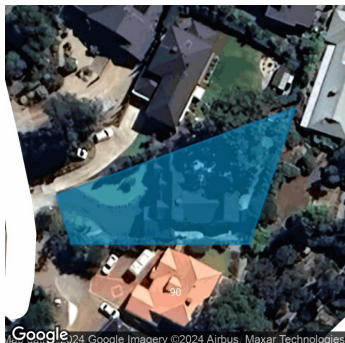
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	21 Darkan Ct ELTHAM 3095	\$1,810,000	06/05/2024
2	15 Helene St ELTHAM 3095	\$1,780,000	13/04/2024
3			

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: 19/08/2024 11:42



**Property Type:** Land  
**Land Size:** 981 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,680,000 - \$1,780,000  
**Median House Price**  
 19/08/2023 - 18/08/2024: \$1,270,000

## Comparable Properties



**21 Darkan Ct ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$1,810,000  
**Method:** Private Sale  
**Date:** 06/05/2024  
**Property Type:** House  
**Land Size:** 1051 sqm approx



**15 Helene St ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,780,000  
**Method:** Private Sale  
**Date:** 13/04/2024  
**Property Type:** House  
**Land Size:** 741 sqm approx

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.

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