

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

467 Reynolds Road, Eltham Vic 3095

Indicative selling price

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

Range between \$970,000 & \$1,030,000

Median sale price

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

Period - From 01/01/2024 to 31/12/2024 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	3 Culgoa Ct ELTHAM 3095	\$930,000	15/10/2024
2	12 Coolabah Dr ELTHAM 3095	\$1,050,000	31/08/2024
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:

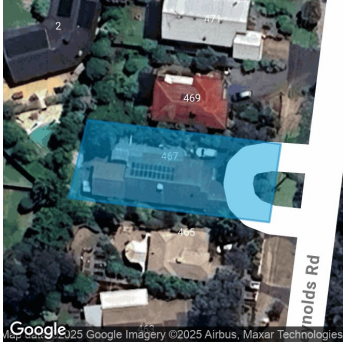
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Indicative Selling Price

\$970,000 - \$1,030,000

Median House Price

Year ending December 2024: \$1,235,000



Rooms: 8

Property Type: Land

Land Size: 825 sqm approx

[Agent Comments](#)

Comparable Properties



3 Culgoa Ct ELTHAM 3095 (REI/VG)

[Agent Comments](#)



Price: \$930,000

Method: Private Sale

Date: 15/10/2024

Property Type: House (Res)

Land Size: 859 sqm approx



12 Coolabah Dr ELTHAM 3095 (REI/VG)

[Agent Comments](#)



Price: \$1,050,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 907 sqm approx



6 Orbel Ct ELTHAM 3095 (REI/VG)

[Agent Comments](#)



Price: \$996,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 846 sqm approx