

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

10 Peppermint Grove, Eltham Vic 3095

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 01/10/2023

to 30/09/2024

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	5 Orbel Ct ELTHAM 3095	\$1,300,000	31/10/2024
2	29 Leane Dr ELTHAM 3095	\$1,265,000	31/07/2024
3	122 Dalton St ELTHAM 3095	\$1,300,000	26/06/2024

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:

11/12/2024 11:45



Property Type: House

Land Size: 821 sqm approx

Agent Comments

Comparable Properties



5 Orbel Ct ELTHAM 3095 (REI)



Agent Comments

Larger land holding.

Price: \$1,300,000

Method: Private Sale

Date: 31/10/2024

Property Type: House

Land Size: 1003 sqm approx



29 Leane Dr ELTHAM 3095 (REI/VG)



Agent Comments

Price: \$1,265,000

Method: Private Sale

Date: 31/07/2024

Property Type: House

Land Size: 963 sqm approx



122 Dalton St ELTHAM 3095 (REI/VG)



Agent Comments

Larger land holding and closer to the shops.

Price: \$1,300,000

Method: Private Sale

Date: 26/06/2024

Rooms: 7

Property Type: House (Res)

Land Size: 1123 sqm approx