

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

26 Dandallo Drive, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,470,000

Median sale price

Median price

\$1,320,750

Property Type

House

Suburb

Eltham

Period - From

01/01/2024

to

31/03/2024

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	1 Regina Ct ELTHAM 3095	\$1,480,000	18/03/2024
2	12 Stamford Ct ELTHAM 3095	\$1,470,000	01/05/2024
3	79A Orchard Av ELTHAM NORTH 3095	\$1,460,000	20/05/2024

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:

21/06/2024 07:39



4 3 3

Property Type: House
Land Size: 855 sqm approx
Agent Comments

Indicative Selling Price
\$1,470,000
Median House Price
March quarter 2024: \$1,320,750

Comparable Properties



1 Regina Ct ELTHAM 3095 (REI/VG)

Agent Comments

5 4 2

Price: \$1,480,000
Method: Private Sale
Date: 18/03/2024
Property Type: House (Res)
Land Size: 1211 sqm approx



12 Stamford Ct ELTHAM 3095 (REI)

Agent Comments

4 2 3

Price: \$1,470,000
Method: Private Sale
Date: 01/05/2024
Rooms: 7
Property Type: House (Res)
Land Size: 791 sqm approx



79A Orchard Av ELTHAM NORTH 3095 (REI)

Agent Comments

5 3 2

Price: \$1,460,000
Method: Private Sale
Date: 20/05/2024
Property Type: House (Res)
Land Size: 2662 sqm approx