

# 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

1 Gleneagle Way, 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 \$1,390,000

&

\$1,460,000

### Median sale price

Median price \$1,227,500

Property Type House

Suburb Eltham

Period - From 01/01/2025

to

31/03/2025

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	72 Porter St ELTHAM 3095	\$1,375,000	25/03/2025
2	12 Olympic Av MONTMORENCY 3094	\$1,405,000	08/02/2025
3	34 Nerreman Gateway ELTHAM 3095	\$1,420,000	19/12/2024

**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:

30/04/2025 09:04

1 Gleneagle Way, Eltham Vic 3095

**Jellis  
Craig**

John Le Gros

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**Indicative Selling Price**

\$1,390,000 - \$1,460,000

**Median House Price**

March quarter 2025: \$1,227,500



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 993 sqm approx

**Agent Comments**

## Comparable Properties



**72 Porter St ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$1,375,000

**Method:** Private Sale

**Date:** 25/03/2025

**Property Type:** House

**Land Size:** 700 sqm approx



**12 Olympic Av MONTMORENCY 3094 (REI/VG)**

**Agent Comments**



**Price:** \$1,405,000

**Method:** Private Sale

**Date:** 08/02/2025

**Property Type:** House

**Land Size:** 1041 sqm approx



**34 Nerreman Gateway ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 19/12/2024

**Property Type:** House

**Land Size:** 789 sqm approx

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



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