Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11 Mulberry Court, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,590,000	&	\$1,650,000
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Median sale price

Median price	\$1,260,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/04/2025	to	30/06/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	35 Adam Cr MONTMORENCY 3094	\$1,550,000	30/08/2025
2	2/209 Rattray Rd MONTMORENCY 3094	\$1,620,000	28/05/2025
3	19 Mulberry Ct ELTHAM 3095	\$1,641,000	26/04/2025

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:	02/09/2025 07:04



Date of sale

JellisCraig

Aaron Yeats 9431 1222 0400 067 024 aaronyeats@ielliscraig.com.au

Indicative Selling Price \$1,590,000 - \$1,650,000 Median House Price June quarter 2025: \$1,260,000





Rooms: 8

Property Type: House **Land Size:** 991 sqm approx

Agent Comments

Comparable Properties



35 Adam Cr MONTMORENCY 3094 (REI)

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Agent Comments

Price: \$1,550,000 **Method:** Auction Sale **Date:** 30/08/2025

Property Type: House (Res) **Land Size:** 697 sqm approx



2/209 Rattray Rd MONTMORENCY 3094 (REI/VG)

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Agent Comments

Price: \$1,620,000 Method: Private Sale Date: 28/05/2025

Property Type: House (Res) **Land Size:** 631 sqm approx



19 Mulberry Ct ELTHAM 3095 (REI/VG)

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Price: \$1,641,000 Method: Private Sale Date: 26/04/2025 Property Type: House Land Size: 926 sqm approx

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Agent Comments

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





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