

# 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

13 Ashdale Grove, 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,235,000

Property Type House

Suburb Eltham

Period - From 05/11/2024

to

04/11/2025

Source Property Data

### 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 | 12 Research Warrandyte Rd RESEARCH 3095 | \$1,061,000 | 18/09/2025   |
| 2 | 46 Malabar Cr ELTHAM 3095               | \$1,190,000 | 09/09/2025   |
| 3 | 6 Ancona Ct ELTHAM 3095                 | \$1,140,000 | 01/09/2025   |

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:

05/11/2025 15:30

Aaron Yeats

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

05/11/2024 - 04/11/2025: \$1,235,000



 3  2  1

**Rooms:** 5

**Property Type:** House

**Land Size:** 989 sqm approx

[Agent Comments](#)

## Comparable Properties



**12 Research Warrandyte Rd RESEARCH 3095 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,061,000

**Method:** Private Sale

**Date:** 18/09/2025

**Property Type:** House (Res)

**Land Size:** 1091 sqm approx



**46 Malabar Cr ELTHAM 3095 (REI/VG)**

[Agent Comments](#)

 3  2  1

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 09/09/2025

**Property Type:** House

**Land Size:** 790 sqm approx



**6 Ancona Ct ELTHAM 3095 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 01/09/2025

**Property Type:** House

**Land Size:** 774 sqm approx

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