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	13 Ashdale Grove, Eltham Vic 3095
Including suburb and	
postcode	
9	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,235,000	Pro	perty 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

Add	dress 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 comparableproperties 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



JellisCraig

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

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price 05/11/2024 - 04/11/2025: \$1,235,000





Rooms: 5

Property Type: House **Land Size:** 989 sqm approx

Agent Comments

Comparable Properties



12 Research Warrandyte Rd RESEARCH 3095 (REI/VG)

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3 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)

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Agent Comments

Agent Comments

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)

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Price: \$1,140,000 Method: Private Sale Date: 01/09/2025 Property Type: House Land Size: 774 sqm approx Agent Comments

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



