

# 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 Peppermint Grove, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,235,000

Property Type House

Suburb Eltham

Period - From 01/01/2024

to

31/12/2024

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	13 View Hill Cr ELTHAM 3095	\$1,250,000	26/02/2025
2	5 Orbel Ct ELTHAM 3095	\$1,300,000	31/10/2024
3	1 Darkan Ct ELTHAM 3095	\$1,360,000	16/10/2024

**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:

07/03/2025 16:42



4   2   2

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 878 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending December 2024: \$1,235,000

## Comparable Properties



**13 View Hill Cr ELTHAM 3095 (REI)**

[Agent Comments](#)

4   2   4

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 26/02/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx



**5 Orbel Ct ELTHAM 3095 (REI/VG)**

[Agent Comments](#)

4   2   4

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** House  
**Land Size:** 1003 sqm approx



**1 Darkan Ct ELTHAM 3095 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** House (Res)  
**Land Size:** 900 sqm approx