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									
Range betweer	n \$1,250,000		&		\$1,350,000				
Median sale price									
Median price	\$1,235,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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

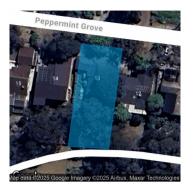
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/03/2025 16:42









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) 4 2 6 4 Price: \$1,250,000 Method: Private Sale Date: 26/02/2025 Rooms: 5 Property Type: House (Res) Land Size: 892 sqm approx	Agent Comments
5 Orbel Ct ELTHAM 3095 (REI/VG) 4 2 6 4 Price: \$1,300,000 Method: Private Sale Date: 31/10/2024 Property Type: House Land Size: 1003 sqm approx	Agent Comments
1 Darkan Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,360,000 Method: Private Sale Date: 16/10/2024 Property Type: House (Res) Land Size: 900 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 94321444



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