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
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Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,035,000	&	\$1,085,000
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Median sale price

Median price \$1,255,000	Pro	operty Type Hou	ıse		Suburb	Eltham North
Period - From 28/05/2024	to	27/05/2025	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	4/88 Karingal Dr ELTHAM NORTH 3095	\$1,000,000	13/04/2025
2	2/5 Doon Ct BRIAR HILL 3088	\$1,075,000	17/12/2024
3			

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:	28/05/2025 15:07



Date of sale







Property Type: House Agent Comments

Indicative Selling Price \$1,035,000 - \$1,085,000 Median House Price 28/05/2024 - 27/05/2025: \$1,255,000

Comparable Properties



4/88 Karingal Dr ELTHAM NORTH 3095 (REI)

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a 2

Price: \$1,000,000 Method: Private Sale Date: 13/04/2025 Property Type: House **Agent Comments**



2/5 Doon Ct BRIAR HILL 3088 (REI/VG)

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3

Price: \$1,075,000

2

2

Agent Comments

Method: Private Sale
Date: 17/12/2024
Property Type: Townhouse (Single)
Land Size: 370 sqm approx

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.

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





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