#### 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

Address	2 Hill Crest Road, Eltham North Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Eltham North
Period - From	01/01/2025	to	31/03/2025	:	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

	aress of comparable property	1 1100	Date of Sale
1	7 Eskdale Ct ELTHAM NORTH 3095	\$1,470,000	19/03/2025
2	30 Patrick CI GREENSBOROUGH 3088	\$1,516,000	18/03/2025
3	82 Fernside Av BRIAR HILL 3088	\$1,500,000	20/11/2024

#### OR

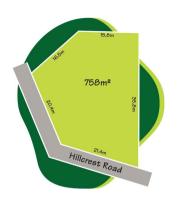
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/05/2025 12:19



Date of sale











Property Type: House (Previously

Occupied - Detached) **Land Size:** 758 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price March quarter 2025: \$1,230,000

## Comparable Properties



7 Eskdale Ct ELTHAM NORTH 3095 (REI)

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3 2

**Agent Comments** 

**Price:** \$1,470,000 **Method:** Private Sale **Date:** 19/03/2025

Rooms: 7

**Property Type:** House (Res) **Land Size:** 910 sqm approx

30 Patrick CI GREENSBOROUGH 3088 (REI)

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Agent Comments

**Price:** \$1,516,000 **Method:** Private Sale **Date:** 18/03/2025

Rooms: 8

**Property Type:** House (Res) **Land Size:** 785 sqm approx

82 Fernside Av BRIAR HILL 3088 (REI/VG)

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**Agent Comments** 



**Price:** \$1,500,000 **Method:** Private Sale **Date:** 20/11/2024

Date: 20/11/202 Rooms: 8

**Property Type:** House (Res) **Land Size:** 927 sqm approx

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