Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,500,000

Property offered for sale

Address	3 Griffin Court, Eltham 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	\$1,227,500	Pro	perty Type	House		Suburb	Eltham
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

7 Caltowie Ct RESEARCH 3095

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.

Ad	dress of comparable property	Price	Date of sale
1	39 Maroong Dr RESEARCH 3095	\$1,350,000	30/04/2025
2	3 Monclaire Ct ELTHAM 3095	\$1,450,000	24/04/2025

OR

3

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:	03/05/2025 08:28



05/04/2025







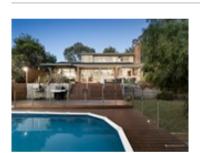
Rooms: 8

Property Type: House Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** March quarter 2025: \$1,227,500

Comparable Properties



39 Maroong Dr RESEARCH 3095 (REI)

Price: \$1,350,000 Method: Private Sale Date: 30/04/2025 Property Type: House

Land Size: 1949 sqm approx

Agent Comments



3 Monclaire Ct ELTHAM 3095 (REI)



Agent Comments

Price: \$1,450,000 Method: Private Sale Date: 24/04/2025

Rooms: 6

Property Type: House (Res) Land Size: 824 sqm approx

7 Caltowie Ct RESEARCH 3095 (REI)



5





Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 898 sqm approx

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





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