

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

3 Griffin Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,227,500

Property 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)

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	39 Maroong Dr RESEARCH 3095	\$1,350,000	30/04/2025
2	3 Monclair Ct ELTHAM 3095	\$1,450,000	24/04/2025
3	7 Caltowie Ct RESEARCH 3095	\$1,500,000	05/04/2025

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:

03/05/2025 08:28



 4  2  2

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)

[Agent Comments](#)

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 30/04/2025
Property Type: House
Land Size: 1949 sqm approx



3 Monclaire Ct ELTHAM 3095 (REI)

[Agent Comments](#)

 4  2  2

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)

[Agent Comments](#)

 5  3  2

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

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