

# 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 Jessicas Lane, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,292,500

Property Type

House

Suburb

Eltham North

Period - From

01/10/2024

to

30/09/2025

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	5 Ancona Ct ELTHAM 3095	\$1,500,000	30/11/2025
2	3 Lenkunya Ct ELTHAM NORTH 3095	\$1,511,000	11/11/2025
3	5 Roslyn Ct ELTHAM NORTH 3095	\$1,446,000	02/09/2025

**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:

22/12/2025 13:15

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending September 2025: \$1,292,500



 4  2  2

**Property Type:** House

**Land Size:** 961 sqm approx

**Agent Comments**

## Comparable Properties



**5 Ancona Ct ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 30/11/2025

**Property Type:** House

**Land Size:** 975 sqm approx



**3 Lenkunya Ct ELTHAM NORTH 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,511,000

**Method:** Private Sale

**Date:** 11/11/2025

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 989 sqm approx



**5 Roslyn Ct ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$1,446,000

**Method:** Sold Before Auction

**Date:** 02/09/2025

**Property Type:** House (Res)

**Land Size:** 1253 sqm approx

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