

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

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



Property Type: House

Land Size: 961 sqm approx

[Agent Comments](#)

Comparable Properties



5 Ancona Ct ELTHAM 3095 (REI)



Price: \$1,500,000

Method: Private Sale

Date: 30/11/2025

Property Type: House

Land Size: 975 sqm approx

[Agent Comments](#)



3 Lenkunya Ct ELTHAM NORTH 3095 (REI)



Price: \$1,511,000

Method: Private Sale

Date: 11/11/2025

Rooms: 5

Property Type: House (Res)

Land Size: 989 sqm approx

[Agent Comments](#)



5 Roslyn Ct ELTHAM NORTH 3095 (REI/VG)



Price: \$1,446,000

Method: Sold Before Auction

Date: 02/09/2025

Property Type: House (Res)

Land Size: 1253 sqm approx

[Agent Comments](#)

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