

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 HARLINGTON AVENUE, ELTHAM, VIC 3095

Indicative selling price

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

Single price

\$1,180,000

or range between

&

Median sale price

Median price

\$1,231,522

Property Type

House

Suburb

ELTHAM

Period - From

21/03/2024

to

21/03/2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
18/167 PITT STREET ELTHAM VIC 3095	\$1,050,000	03/12/2024
52 MALABAR CRESCENT ELTHAM VIC 3095	\$1,117,000	05/06/2024
612 MAIN ROAD ELTHAM VIC 3095	\$1,100,000	30/10/2024

This Statement of Information was prepared on:

21/03/2025