

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

5 Ancona 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

\$1,260,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2025

to

30/06/2025

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	13 Delmuir CI ELTHAM 3095	\$1,470,000	30/06/2025
2	3 Griffin Ct ELTHAM 3095	\$1,400,000	05/05/2025
3	3 Monclaire Ct ELTHAM 3095	\$1,450,000	24/04/2025

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:

25/09/2025 12:35

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Indicative Selling Price

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

Median House Price

June quarter 2025: \$1,260,000



 4  2  2

Rooms: 7

Property Type: House

Land Size: 980 sqm approx

Agent Comments

Comparable Properties



13 Delmuir CI ELTHAM 3095 (REI/VG)

Agent Comments

 5  4  2

Price: \$1,470,000

Method: Private Sale

Date: 30/06/2025

Property Type: House (Res)

Land Size: 872 sqm approx



3 Griffin Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Private Sale

Date: 05/05/2025

Property Type: House

Land Size: 788 sqm approx



3 Monclaire Ct ELTHAM 3095 (REI/VG)

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

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