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	6 Avarn Court, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,215,000	Pro	perty Type	House		Suburb	Eltham
Period - From	15/09/2024	to	14/09/2025	S	ource	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	13 Fairdale Ct ELTHAM 3095	\$1,327,000	28/08/2025
2	114 Brougham St ELTHAM 3095	\$1,330,000	11/06/2025
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:	15/09/2025 11:43



JellisCraig

Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** 15/09/2024 - 14/09/2025: \$1,215,000







Property Type: House (Previously Occupied - Detached) Land Size: 1050 sqm approx

Agent Comments

Comparable Properties



13 Fairdale Ct ELTHAM 3095 (REI)

Price: \$1,327,000 Method: Private Sale Date: 28/08/2025

Property Type: House (Res) Land Size: 834 sqm approx

Agent Comments



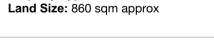
114 Brougham St ELTHAM 3095 (REI/VG)

Price: \$1,330,000 Method: Private Sale Date: 11/06/2025 Property Type: House



Agent Comments

Agent Comments





3 Monclaire Ct ELTHAM 3095 (REI/VG)





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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