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	

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,225,000	Pro	perty Type	House		Suburb	Eltham
Period - From	25/08/2024	to	24/08/2025		Source	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.

Address of comparable property Price Date of sale

1	66 Park Rd ELTHAM 3095	\$1,088,000	04/06/2025
2	20 Taylor St ELTHAM 3095	\$1,140,000	27/05/2025
3	8 Macaulay Ct ELTHAM 3095	\$1,120,000	06/05/2025

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:	25/08/2025 09:20



JellisCraig

Trent Grindal 9431 1222 0468 936 914 trentgrindal@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 25/08/2024 - 24/08/2025: \$1,225,000





Property Type: House Land Size: 1533 sqm approx

Agent Comments

Comparable Properties



66 Park Rd ELTHAM 3095 (VG)

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Price: \$1,088,000 Method: Sale Date: 04/06/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 1382 sqm approx

Agent Comments



20 Taylor St ELTHAM 3095 (VG)

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Price: \$1,140,000 Method: Sale Date: 27/05/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 840 sqm approx

Agent Comments

Agent Comments



8 Macaulay Ct ELTHAM 3095 (REI/VG)

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Price: \$1,120,000 Method: Private Sale Date: 06/05/2025

Rooms: 5

Property Type: House (Res) **Land Size:** 917 sqm approx

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





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