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	8 Ashdale Grove, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,260,000	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	1 Jinkana Gr ELTHAM 3095	\$1,200,000	10/07/2025
2	471 Reynolds Rd ELTHAM 3095	\$1,150,000	05/04/2025
3	14 Renshaw Dr ELTHAM 3095	\$1,105,000	15/03/2025

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.

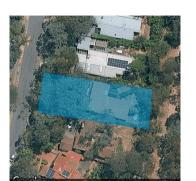
This Statement of Information was prepared on:	02/09/2025 15:55



JellisCraig

Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2025: \$1,260,000



Rooms: 7

Property Type: House **Land Size:** 908 sqm approx

Agent Comments

Comparable Properties



1 Jinkana Gr ELTHAM 3095 (REI)

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Price: \$1,200,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: House (Res) **Land Size:** 835 sqm approx

Agent Comments



471 Reynolds Rd ELTHAM 3095 (REI/VG)

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Agent Comments





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Price: \$1,105,000 Method: Auction Sale

Date: 15/03/2025 **Property Type:** House (Res) **Land Size:** 864 sqm approx Agent Comments



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



