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	9 Ashdale Grove, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,180,000 & \$1,260,000	Range between	\$1,180,000	&	\$1,260,000
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Median sale price

Median price	\$1,215,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/04/2024	to	31/03/2025		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	4 Fairdale Ct ELTHAM 3095	\$1,212,000	14/04/2025
2	8 Nundah Dr ELTHAM 3095	\$1,245,000	08/03/2025
3	2 Doodson Ct ELTHAM 3095	\$1,270,000	24/12/2024

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:	28/04/2025 15:37













Property Type: House (Res) Land Size: 1031 sqm approx

Agent Comments

Indicative Selling Price \$1,180,000 - \$1,260,000 **Median House Price** Year ending March 2025: \$1,215,000

Comparable Properties



4 Fairdale Ct ELTHAM 3095 (REI)

Price: \$1,212,000

Date: 14/04/2025

Method: Private Sale

Property Type: House Land Size: 837 sqm approx **Agent Comments**



8 Nundah Dr ELTHAM 3095 (REI/VG)





Price: \$1,245,000 Method: Private Sale Date: 08/03/2025 Property Type: House

Land Size: 793 sqm approx

Agent Comments

Agent Comments



2 Doodson Ct ELTHAM 3095 (REI/VG)



Price: \$1,270,000 Method: Private Sale Date: 24/12/2024

Rooms: 5

Property Type: House (Res) Land Size: 773 sqm approx

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





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