

# 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

9 Woongarra Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,900,000

### 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	56a Maroong Dr RESEARCH 3095	\$2,000,000	16/05/2025
2	30 Dobell Dr ELTHAM 3095	\$1,750,000	01/04/2025
3			

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:

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

June quarter 2025: \$1,260,000



5 3 4

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 1516 sqm approx

Agent Comments

Comparable Properties



56a Maroong Dr RESEARCH 3095 (REI)

Agent Comments

5 3 2

Price: \$2,000,000

Method: Private Sale

Date: 16/05/2025

Rooms: 7

Property Type: House (Res)

Land Size: 767 sqm approx



30 Dobell Dr ELTHAM 3095 (REI)

Agent Comments

5 3 4

Price: \$1,750,000

Method: Private Sale

Date: 01/04/2025

Rooms: 8

Property Type: House (Res)

Land Size: 2651 sqm approx

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.

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



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