## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	86 Park Road, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,150,000	&	\$1,200,000

#### 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.

Address of comparable property		Price	Date of sale
1	10 Paltara Ct ELTHAM 3095	\$1,065,000	30/04/2025
2	16 Nundah Dr ELTHAM 3095	\$1,118,000	14/03/2025
3	18 Milborne Cr ELTHAM 3095	\$1,070,000	20/12/2024

#### 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:	17/07/2025 10:15
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**Property Type:** House **Land Size:** 859 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price June quarter 2025: \$1,260,000

# Comparable Properties



10 Paltara Ct ELTHAM 3095 (REI)

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**a** 2

**Price:** \$1,065,000 **Method:** Private Sale **Date:** 30/04/2025

**Property Type:** House (Res) **Land Size:** 790 sqm approx

**Agent Comments** 



16 Nundah Dr ELTHAM 3095 (REI/VG)

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**=** 2



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**Agent Comments** 

**Price:** \$1,118,000 **Method:** Private Sale **Date:** 14/03/2025

**Property Type:** House (Res) **Land Size:** 828 sqm approx

18 Milborne Cr ELTHAM 3095 (REI/VG)

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1

Price: \$1,070,000 Method: Private Sale Date: 20/12/2024 Property Type: House Land Size: 897 sqm approx



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Agent Comments

**Account** - Barry Plant | P: (03) 9431 1243





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