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

22 Balmoral Circuit, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,225,000	Pro	operty Type	Ηοι	ise		Suburb	Eltham	
Period - From	20/06/2024	to	19/06/2025		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Crofton Mews ELTHAM 3095	\$1,267,000	19/06/2025
2	4 Balmoral Cirt ELTHAM 3095	\$1,300,000	16/05/2025
3	7 Harman Av ELTHAM 3095	\$1,230,000	07/04/2025

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:

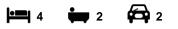
20/06/2025 12:50





Aaron Yeats





Property Type: House (Previously Occupied - Detached) Land Size: 1110 sqm approx Agent Comments 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price 20/06/2024 - 19/06/2025: \$1,225,000

Comparable Properties

5 Crofton Mews ELTHAM 3095 (REI) 5 m 3 2 Price: \$1,267,000 Method: Private Sale Date: 19/06/2025 Property Type: House Land Size: 831 sqm approx	Agent Comments
4 Balmoral Cirt ELTHAM 3095 (REI) 5 3 97 Price: \$1,300,000 Method: Private Sale Date: 16/05/2025 Property Type: House Land Size: 814 sqm approx	Agent Comments
7 Harman Av ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,230,000 Method: Private Sale Date: 07/04/2025 Property Type: House (Res) Land Size: 935 sqm approx	Agent Comments

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



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