

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 between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Eltham

Period - From

20/06/2024

to

19/06/2025

Source

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.

	Address 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



Property Type: House (Previously Occupied - Detached)

Land Size: 1110 sqm approx

Agent Comments

Comparable Properties



5 Crofton Mews ELTHAM 3095 (REI)

Agent Comments



Price: \$1,267,000

Method: Private Sale

Date: 19/06/2025

Property Type: House

Land Size: 831 sqm approx



4 Balmoral Cirt ELTHAM 3095 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 814 sqm approx



7 Harman Av ELTHAM 3095 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 07/04/2025

Property Type: House (Res)

Land Size: 935 sqm approx

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