

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

98 Lavender Park Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,920,000

&

\$2,100,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Eltham

Period - From 21/07/2024

to

20/07/2025

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	2 Wild Cherry Dr ELTHAM 3095	\$2,000,000	27/06/2025
2	95 Sweeneys La ELTHAM 3095	\$2,002,000	25/06/2025
3	1 Colquhoun Ct ELTHAM 3095	\$1,905,000	15/03/2025

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:

21/07/2025 11:37



Property Type: House (Res)
Land Size: 4234 sqm approx
Agent Comments

Indicative Selling Price
\$1,920,000 - \$2,100,000
Median House Price
21/07/2024 - 20/07/2025: \$1,225,000

Comparable Properties



2 Wild Cherry Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 12140.58 sqm approx



95 Sweeneys La ELTHAM 3095 (REI)

Agent Comments



Price: \$2,002,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: House (Res)
Land Size: 11978 sqm approx



1 Colquhoun Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,905,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 4121 sqm approx