Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 98 Lavender Park Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,920,000		&		\$2,100,000				
Median sale price									
Median price	\$1,225,000	Pro	operty Type	Hou	se		Suburb	Eltham	
Period - From	21/07/2024	to	20/07/2025		So	urce	Property	y 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	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



JellisCraig





Property Type: House (Res) **Land Size:** 4234 sqm approx Agent Comments Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au

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) 6 5 6 4 Price: \$2,000,000 Method: Private Sale Date: 27/06/2025 Property Type: House Land Size: 12140.58 sqm approx	Agent Comments
95 Sweeneys La ELTHAM 3095 (REI) 3 2 2 2 Price: \$2,002,000 Method: Sold Before Auction Date: 25/06/2025 Property Type: House (Res) Land Size: 11978 sqm approx	Agent Comments
1 Colquhoun Ct ELTHAM 3095 (REI/VG) 5 3 2 Price: \$1,905,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 4121 sqm approx	Agent Comments

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



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