Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	4 Ancona Court, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$1,227,500	Pro	perty Type	House		Suburb	Eltham
Period - From	01/01/2025	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	8 Penrith Ct ELTHAM 3095	\$965,000	31/05/2025
2	21 Thomas St ELTHAM 3095	\$991,000	24/02/2025
3	73 Milborne Cr ELTHAM 3095	\$905,000	15/01/2025

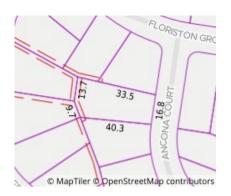
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/07/2025 12:36
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Property Type: House Land Size: 862 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2025: \$1,227,500

Comparable Properties



8 Penrith Ct ELTHAM 3095 (REI)

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Price: \$965,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) **Land Size:** 909 sqm approx

Agent Comments



21 Thomas St ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$991,000 Method: Private Sale Date: 24/02/2025

Property Type: House (Res) **Land Size:** 521 sqm approx

73 Milborne Cr ELTHAM 3095 (REI/VG)

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Price: \$905,000 Method: Private Sale Date: 15/01/2025 Property Type: House Land Size: 789 sqm approx

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Agent Comments





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

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