## 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

30 Arcadia Way, Eltham North Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,190,000		&		\$1,290,0	00		
Median sale price								
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Eltham North
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Balmoral Cirt ELTHAM 3095	\$1,300,000	16/05/2025
2	5 Orsova CI ELTHAM NORTH 3095	\$1,230,000	05/02/2025
3	4 Tristan Ct ELTHAM NORTH 3095	\$1,230,000	03/02/2025

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:

02/07/2025 12:50









Rooms: 8 Property Type: House (Res) Land Size: 1082 sqm approx Agent Comments Dean Wolfe 94321444 0402316333 deanwolfe@jelliscraig.com.au

Indicative Selling Price \$1,190,000 - \$1,290,000 Median House Price Year ending March 2025: \$1,300,000

# **Comparable Properties**

4 Balmoral Cirt ELTHAM 3095 (REI)   5 3   Price: \$1,300,000   Method: Private Sale   Date: 16/05/2025   Property Type: House   Land Size: 814 sqm approx	Agent Comments
5 Orsova CI ELTHAM NORTH 3095 (REI/VG) 4 2 5 Price: \$1,230,000 Method: Private Sale Date: 05/02/2025 Property Type: House Land Size: 4621 sqm approx	Agent Comments
4 Tristan Ct ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,230,000 Method: Private Sale Date: 03/02/2025 Property Type: House (Res) Land Size: 967 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 94321444



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