Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between \$2,300,000	&	\$2,400,000
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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

1	23 Belmont Cr MONTMORENCY 3094	\$2,400,000	03/02/2025
2	6 Banksia Rise ELTHAM NORTH 3095	\$1,970,000	14/11/2024
3	16 Helene St ELTHAM 3095	\$2,600,000	24/10/2024

OR

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:	03/07/2025 13:08



Date of sale







Property Type: House Land Size: 1610 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,400,000 **Median House Price** March quarter 2025: \$1,227,500

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.

Comparable Properties



23 Belmont Cr MONTMORENCY 3094 (REI/VG)

Price: \$2,400,000 Method: Private Sale Date: 03/02/2025 Property Type: House Land Size: 1718 sqm approx **Agent Comments**



6 Banksia Rise ELTHAM NORTH 3095 (REI/VG)

Agent Comments

Agent Comments

Price: \$1,970,000 Method: Private Sale Date: 14/11/2024

Property Type: House (Res) Land Size: 1745 sqm approx

16 Helene St ELTHAM 3095 (REI/VG)

Price: \$2,600,000 Method: Private Sale Date: 24/10/2024 Rooms: 9

Property Type: House (Res) Land Size: 942 sqm approx

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





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