

# 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

7 Kerrie Crescent, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,400,000

### Median sale price

Median price \$1,227,500

Property 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	Price	Date of sale
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.

**B\***

This Statement of Information was prepared on:

03/07/2025 13:08



5 2 4

**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)**

Agent Comments

4 2 4

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



**6 Banksia Rise ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

4 2 2

**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)**

Agent Comments

4 2 2

**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