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	6 Orbel Court, Eltham Vic 3095

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,300,000 Property Type House Suburb Eltham

Period - From 01/07/2023 to 30/06/2024 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	7 Glenister Dr ELTHAM 3095	$955,000	11/07/2024
2	7 Park West Rd ELTHAM 3095	$932,000	26/06/2024
3	113 Pitt St ELTHAM 3095	$920,000	16/05/2024

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: 05/08/2024 14:10

6 Orbel Court, Eltham Vic 3095



3 2 0

Property Type: House
Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending June 2024: $1,300,000

Comparable Properties



7 Glenister Dr ELTHAM 3095 (REI)

4 2 2

Price: $955,000
Method: Sold Before Auction
Date: 11/07/2024
Property Type: House (Res)
Land Size: 793 sqm approx

Agent Comments



7 Park West Rd ELTHAM 3095 (REI)

3 2 2

Price: $932,000
Method: Private Sale
Date: 26/06/2024
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments



113 Pitt St ELTHAM 3095 (REI)

3 1 2

Price: $920,000
Method: Auction Sale
Date: 16/05/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

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

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