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	79 Kelway Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,220,000 Property Type House Suburb Eltham North

Period - From 01/01/2024 to 31/03/2024 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	126 Glen Park Rd ELTHAM NORTH 3095	$1,180,000	15/03/2024
2	63 Ramptons Rd ELTHAM NORTH 3095	$1,170,000	15/04/2024
3	29 Calrossie Av MONTMORENCY 3094	$1,100,000	03/04/2024

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: 09/05/2024 15:34

79 Kelway Crescent, Eltham North Vic 3095

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



3/4 2 2

Property Type: House
Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2024: $1,220,000

Comparable Properties



126 Glen Park Rd ELTHAM NORTH 3095 (REI)

3 1 2

Price: $1,180,000
Method: Private Sale
Date: 15/03/2024
Rooms: 5
Property Type: House (Res)
Land Size: 1761 sqm approx

Agent Comments



63 Ramptons Rd ELTHAM NORTH 3095 (REI)

3 2 2

Price: $1,170,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 817 sqm approx

Agent Comments



29 Calrossie Av MONTMORENCY 3094 (REI)

3 2 -

Price: $1,100,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 973 sqm approx

Agent Comments

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