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	612 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between $1,080,000 & $1,140,000

Median sale price

Median price $1,250,000 Property Type House Suburb Eltham

Period - From 15/10/2023 to 14/10/2024 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	65 Cressy St MONTMORENCY 3094	$1,115,000	06/10/2024
2	52 Malabar Cr ELTHAM 3095	$1,117,000	05/06/2024
3	4 Cromwell St ELTHAM 3095	$1,115,000	01/06/2024

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: 15/10/2024 15:23

612 Main Road, Eltham Vic 3095

Lorraine Grimshaw
9718 2222
0419 311 873
lorrainegrimshaw@jelliscraig.com.au



4 1 1

Property Type: House
Land Size: 779 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000 - $1,140,000
Median House Price
15/10/2023 - 14/10/2024: $1,250,000

Comparable Properties



65 Cressy St MONTMORENCY 3094 (REI)

4 2 2

Price: $1,115,000
Method: Private Sale
Date: 06/10/2024
Property Type: House
Land Size: 817 sqm approx

Agent Comments



52 Malabar Cr ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,117,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 818 sqm approx

Agent Comments



4 Cromwell St ELTHAM 3095 (REI/VG)

3 2 1

Price: $1,115,000
Method: Private Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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