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: 3 Culgoa Court, Eltham Vic 3095

Indicative selling price

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

Range between: $780,000 & $850,000

Median sale price

Median price: $1,265,000 Property Type: House Suburb: Eltham

Period - From: 30/09/2023 to: 29/09/2024 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	140 Glen Park Rd ELTHAM NORTH 3095	$845,000	20/09/2024
2	55 Railway Pde ELTHAM 3095	$755,000	09/05/2024
3			

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: 30/09/2024 15:46

3 Culgoa Court, Eltham Vic 3095

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



4 -

Property Type: House (Previously Occupied - Detached)
Land Size: 859 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
30/09/2023 - 29/09/2024: $1,265,000

Comparable Properties



140 Glen Park Rd ELTHAM NORTH 3095 (REI)

4 3 4

Price: $845,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 1018 sqm approx

Agent Comments

Similar floorplan to subject property.



55 Railway Pde ELTHAM 3095 (REI/VG)

4 1 4

Price: $755,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 943.20 sqm approx

Agent Comments

This property is inferior to subject property and requiring much more work

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.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.