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	10 Crofton Court, Eltham Vic 3095

Indicative selling price

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

Range between $1,180,000 & $1,250,000

Median sale price

Median price $1,230,000 Property Type House Suburb Eltham

Period - From 01/07/2024 to 30/09/2024 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	36 Valonia Dr ELTHAM 3095	$1,185,000	14/10/2024
2	19 Christine Av ELTHAM 3095	$1,235,000	06/09/2024
3	13 Morden Pl ELTHAM 3095	$1,200,000	13/08/2024

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: 14/01/2025 11:31

10 Crofton Court, Eltham Vic 3095



4 2 2

Rooms: 7
Property Type: House
Land Size: 783 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,250,000
Median House Price
September quarter 2024: $1,230,000

Comparable Properties



36 Valonia Dr ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,185,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 826 sqm approx

Agent Comments



19 Christine Av ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,235,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 946 sqm approx

Agent Comments



13 Morden Pl ELTHAM 3095 (REI/VG)

3 2 3

Price: $1,200,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 1055 sqm approx

Agent Comments

3 bedroom plus study and close proximity.

Account - Jellis Craig | P: 03 94321444

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