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	4 Anka Close, Eltham Vic 3095

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,215,000 Property Type House Suburb Eltham

Period - From 14/04/2024 to 13/04/2025 Source Property Data

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	115 Thompson Cr RESEARCH 3095	$1,420,000	27/03/2025
2			
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: 14/04/2025 16:34

4 Anka Close, Eltham Vic 3095

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Property Type: House (Previously Occupied - Detached)
Land Size: 1063 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
14/04/2024 - 13/04/2025: $1,215,000

Comparable Properties



115 Thompson Cr RESEARCH 3095 (REI)

5 3 2

Price: $1,420,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 2414 sqm approx

Agent Comments

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. Agent note: 4 Anka Close has 6 bedrooms but has a smaller block than 115 Thompson Cres

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