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	9 Ashdale Grove, Eltham Vic 3095

Indicative selling price

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

Range between $1,180,000 & $1,260,000

Median sale price

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

Period - From 01/04/2024 to 31/03/2025 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	4 Fairdale Ct ELTHAM 3095	$1,212,000	14/04/2025
2	8 Nundah Dr ELTHAM 3095	$1,245,000	08/03/2025
3	2 Doodson Ct ELTHAM 3095	$1,270,000	24/12/2024

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: 28/04/2025 15:37

9 Ashdale Grove, Eltham Vic 3095



3 2 2

Property Type: House (Res)
Land Size: 1031 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,260,000
Median House Price
Year ending March 2025: $1,215,000

Comparable Properties



4 Fairdale Ct ELTHAM 3095 (REI)

3 2 2

Price: $1,212,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 837 sqm approx

Agent Comments



8 Nundah Dr ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,245,000
Method: Private Sale
Date: 08/03/2025
Property Type: House
Land Size: 793 sqm approx

Agent Comments



2 Doodson Ct ELTHAM 3095 (REI/VG)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 24/12/2024
Rooms: 5
Property Type: House (Res)
Land Size: 773 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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