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	22 Kerrie Crescent, Eltham Vic 3095

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,235,000 Property Type House Suburb Eltham

Period - From 01/01/2024 to 31/12/2024 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	60 Ryans Rd ELTHAM 3095	$1,215,000	12/03/2025
2	51 Ramptons Rd ELTHAM NORTH 3095	$1,335,000	17/02/2025
3	3 Erswell Ct MONTMORENCY 3094	$1,270,000	13/02/2025

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: 24/03/2025 09:25

22 Kerrie Crescent, Eltham Vic 3095

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



5 2 2

Property Type: House
Land Size: 1355 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
Year ending December 2024: $1,235,000

Comparable Properties



60 Ryans Rd ELTHAM 3095 (REI)

5 3 -

Price: $1,215,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 845 sqm approx

Agent Comments



51 Ramptons Rd ELTHAM NORTH 3095 (REI)

5 2 2

Price: $1,335,000
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 986 sqm approx

Agent Comments

House is similar but this property has pool



3 Erswell Ct MONTMORENCY 3094 (REI)

4 2 1

Price: $1,270,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 821 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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