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	11 Mulberry Court, Eltham Vic 3095

Indicative selling price

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

Range between $1,590,000 & $1,650,000

Median sale price

Median price $1,260,000 Property Type House Suburb Eltham

Period - From 01/04/2025 to 30/06/2025 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	35 Adam Cr MONTMORENCY 3094	$1,550,000	30/08/2025
2	2/209 Rattray Rd MONTMORENCY 3094	$1,620,000	28/05/2025
3	19 Mulberry Ct ELTHAM 3095	$1,641,000	26/04/2025

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: 02/09/2025 07:04

11 Mulberry Court, Eltham Vic 3095

JellisCraig

Aaron Yeats
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Indicative Selling Price
$1,590,000 - $1,650,000
Median House Price
June quarter 2025: $1,260,000



4 3 4

Rooms: 8
Property Type: House
Land Size: 991 sqm approx

Agent Comments

Comparable Properties



35 Adam Cr MONTMORENCY 3094 (REI)

3 2 2

Price: $1,550,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



2/209 Rattray Rd MONTMORENCY 3094 (REI/VG)

5 3 2

Price: $1,620,000
Method: Private Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



19 Mulberry Ct ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,641,000
Method: Private Sale
Date: 26/04/2025
Property Type: House
Land Size: 926 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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