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	13 Ashdale Grove, Eltham Vic 3095

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

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

Period - From 05/11/2024 to 04/11/2025 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	12 Research Warrandyte Rd RESEARCH 3095	$1,061,000	18/09/2025
2	46 Malabar Cr ELTHAM 3095	$1,190,000	09/09/2025
3	6 Ancona Ct ELTHAM 3095	$1,140,000	01/09/2025

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: 05/11/2025 15:30

13 Ashdale Grove, Eltham Vic 3095

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



3 2 1

Rooms: 5
Property Type: House
Land Size: 989 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
05/11/2024 - 04/11/2025: $1,235,000

Comparable Properties



12 Research Warrandyte Rd RESEARCH 3095 (REI/VG)

3 1 2

Price: $1,061,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 1091 sqm approx

Agent Comments



46 Malabar Cr ELTHAM 3095 (REI/VG)

3 2 1

Price: $1,190,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 790 sqm approx

Agent Comments



6 Ancona Ct ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,140,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 774 sqm approx

Agent Comments

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