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	6 Lamorna Court, Eltham Vic 3095

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,230,000 Property Type House Suburb Eltham

Period - From 16/10/2024 to 15/10/2025 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	5 Crofton Mews ELTHAM 3095	$1,267,000	19/06/2025
2	22 Kerrie Cr ELTHAM 3095	$1,350,000	28/05/2025
3	13 Peppermint Gr ELTHAM 3095	$1,400,000	26/05/2025

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: 16/10/2025 12:21

6 Lamorna Court, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
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5 3 3

Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
16/10/2024 - 15/10/2025: $1,230,000

Comparable Properties



5 Crofton Mews ELTHAM 3095 (REI/VG)

5 3 2

Price: $1,267,000
Method: Private Sale
Date: 19/06/2025
Property Type: House (Res)
Land Size: 831 sqm approx

Agent Comments



22 Kerrie Cr ELTHAM 3095 (REI/VG)

5 2 2

Price: $1,350,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 1356 sqm approx

Agent Comments



13 Peppermint Gr ELTHAM 3095 (REI/VG)

5 2 2

Price: $1,400,000
Method: Sold Before Auction
Date: 26/05/2025
Property Type: House (Res)
Land Size: 862 sqm approx

Agent Comments

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