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	2 Kent Court, Eltham Vic 3095

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,250,000 Property Type House Suburb Eltham

Period - From 15/12/2024 to 14/12/2025 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	6 Lamorna Ct ELTHAM 3095	$1,405,000	16/11/2025
2	42 Grove St ELTHAM 3095	$1,405,600	30/10/2025
3	13 Fairdale Ct ELTHAM 3095	$1,327,000	28/08/2025

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: 15/12/2025 12:59

2 Kent Court, Eltham Vic 3095

JellisCraig

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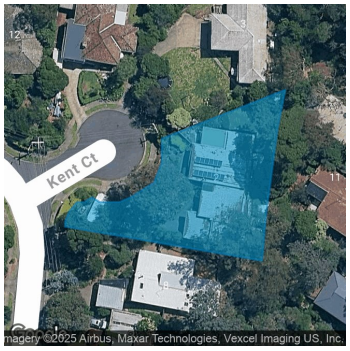

Property Type:
Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
15/12/2024 - 14/12/2025: $1,250,000

Comparable Properties



6 Lamorna Ct ELTHAM 3095 (REI)

5 | 3 | 3

Price: $1,405,000
Method: Sold Before Auction
Date: 16/11/2025
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments



42 Grove St ELTHAM 3095 (REI)

4 | 2 | 2

Price: $1,405,600
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments



13 Fairdale Ct ELTHAM 3095 (REI)

4 | 2 | 2

Price: $1,327,000
Method: Private Sale
Date: 28/08/2025
Property Type: House (Res)
Land Size: 834 sqm approx

Agent Comments

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