

# 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

10 Griffin Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	14 Helene St ELTHAM 3095	\$1,100,000	16/10/2023
2	22 Coolabah Dr ELTHAM 3095	\$1,080,000	28/11/2023
3	75 Frank St ELTHAM 3095	\$990,000	30/01/2024

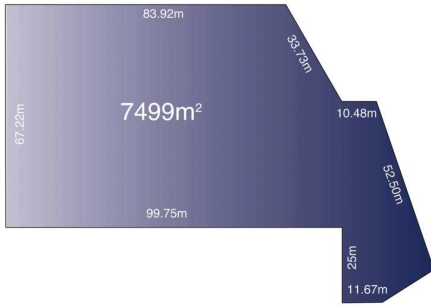
**OR**

~~**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:

02/04/2024 12:55

10 Griffin Court, Eltham Vic 3095



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 7499 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending December 2023: \$1,230,000

## Comparable Properties



**14 Helene St ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 16/10/2023  
**Property Type:** House (Res)  
**Land Size:** 1034 sqm approx



**22 Coolabah Dr ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 28/11/2023  
**Property Type:** House (Res)  
**Land Size:** 937 sqm approx



**75 Frank St ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** House (Res)  
**Land Size:** 936 sqm approx

**Account - Jellis Craig | P: 03 94598111**



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