

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

14 Porter Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,320,750 Property Type House Suburb Eltham

Period - From 01/01/2024 to 31/03/2024 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 Ryans Rd ELTHAM 3095	\$1,365,000	19/01/2024
2	8 Flint St ELTHAM 3095	\$1,325,500	09/04/2024
3	16 Sackville St MONTMORENCY 3094	\$1,300,000	22/04/2024

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:

02/05/2024 13:29



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Property Type: House
Land Size: 649 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,350,000
Median House Price
March quarter 2024: \$1,320,750

Comparable Properties



14 Ryans Rd ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$1,365,000
Method: Private Sale
Date: 19/01/2024
Property Type: House
Land Size: 1014 sqm approx



8 Flint St ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,325,500
Method: Private Sale
Date: 09/04/2024
Property Type: House (Res)
Land Size: 924 sqm approx



16 Sackville St MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 898 sqm approx

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