

# 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

141 Arthur Street, 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 \$1,280,000 & \$1,360,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Eltham

Period - From 03/11/2022 to 02/11/2023 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	12 Wynton Ct ELTHAM 3095	\$1,435,000	16/09/2023
2	11 Jelbart Ct ELTHAM 3095	\$1,410,000	16/08/2023
3	24 Glenister Dr ELTHAM 3095	\$1,350,000	14/10/2023

**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:

03/11/2023 14:29



5   
 3   
 2

**Property Type:** House (Res)

**Land Size:** 965 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,280,000 - \$1,360,000

**Median House Price**

03/11/2022 - 02/11/2023: \$1,210,000

## Comparable Properties



**12 Wynton Ct ELTHAM 3095 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 874 sqm approx



**11 Jelbart Ct ELTHAM 3095 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,410,000

**Method:** Sold Before Auction

**Date:** 16/08/2023

**Property Type:** House (Res)

**Land Size:** 850 sqm approx



**24 Glenister Dr ELTHAM 3095 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 797 sqm approx

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