

# 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

143 Old Eltham Road, Lower Plenty Vic 3093

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,380,500 Property Type House Suburb Lower Plenty

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	15 Woodland Gr MONTMORENCY 3094	\$1,243,000	15/05/2024
2	14 Old Eltham Rd LOWER PLENTY 3093	\$1,200,000	20/01/2024
3	9 Withers Way ELTHAM 3095	\$1,177,000	25/01/2024

**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: 10/07/2024 14:30



4   2   2

**Property Type:** House  
**Land Size:** 797 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2024: \$1,380,500

## Comparable Properties



**15 Woodland Gr MONTMORENCY 3094 (REI)**   [Agent Comments](#)

4   3   2

**Price:** \$1,243,000  
**Method:** Private Sale  
**Date:** 15/05/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 812 sqm approx



**14 Old Eltham Rd LOWER PLENTY 3093 (REI/VG)**   [Agent Comments](#)

3   1   2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 20/01/2024  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**9 Withers Way ELTHAM 3095 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$1,177,000  
**Method:** Private Sale  
**Date:** 25/01/2024  
**Property Type:** House  
**Land Size:** 865 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192