

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

21 Eucalyptus Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,680,000 & \$1,780,000

Median sale price

Median price \$1,292,500 Property Type House Suburb Eltham

Period - From 13/06/2023 to 12/06/2024 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	310 Reynolds Rd RESEARCH 3095	\$1,725,000	18/04/2024
2			
3			

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.

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Property Type: House (Previously Occupied - Detached)
Land Size: 4226 sqm approx
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,780,000
Median House Price
13/06/2023 - 12/06/2024: \$1,292,500

Comparable Properties



310 Reynolds Rd RESEARCH 3095 (REI)



Price: \$1,725,000
Method: Private Sale
Date: 18/04/2024
Property Type: House
Land Size: 10199 sqm approx

Agent Comments

Inferior position with a home in worse condition, however did offer a larger block of land

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.