

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

29 Leane Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,240,000 & \$1,320,000

Median sale price

Median price \$1,267,500 Property Type House Suburb Eltham

Period - From 27/06/2023 to 26/06/2024 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	36 Luck St ELTHAM 3095	\$1,320,000	16/03/2024
2	31 Ridgeview St ELTHAM 3095	\$1,280,000	19/06/2024
3	6 Kalbar Rd ELTHAM 3095	\$1,250,000	23/03/2024

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:

27/06/2024 14:27



3
 2
 2

Property Type: House (Res)

Land Size: 975 sqm approx

Agent Comments

Indicative Selling Price

\$1,240,000 - \$1,320,000

Median House Price

27/06/2023 - 26/06/2024: \$1,267,500

Comparable Properties



36 Luck St ELTHAM 3095 (REI/VG)

Agent Comments

4
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 2

Price: \$1,320,000

Method: Sold Before Auction

Date: 16/03/2024

Property Type: House (Res)

Land Size: 870 sqm approx



31 Ridgeview St ELTHAM 3095 (REI)

Agent Comments

4
 2
 2

Price: \$1,280,000

Method: Private Sale

Date: 19/06/2024

Property Type: House (Res)

Land Size: 1101 sqm approx



6 Kalbar Rd ELTHAM 3095 (REI/VG)

Agent Comments

4
 2
 3

Price: \$1,250,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 1105 sqm approx

Impacted by Main Road road noise

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