

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

34 Nyora Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,375,000

&

\$1,450,000

Median sale price

Median price \$1,256,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

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	19 Quentin Way ELTHAM 3095	\$1,440,000	21/03/2024
2	3 Quentin Way ELTHAM 3095	\$1,439,000	09/03/2024
3	6 Hartland Way ELTHAM 3095	\$1,380,000	25/03/2024

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:

07/05/2024 20:12



4 2 0

Rooms: 6
Property Type: House
Land Size: 1275 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,375,000 - \$1,450,000
Median House Price
Year ending March 2024: \$1,256,000

Comparable Properties



19 Quentin Way ELTHAM 3095 (REI)

[Agent Comments](#)

5 2 2

Price: \$1,440,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 893 sqm approx



3 Quentin Way ELTHAM 3095 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,439,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 838 sqm approx



6 Hartland Way ELTHAM 3095 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,380,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 847 sqm approx

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