

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

40 Rockliffe Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Eltham

Period - From 18/04/2023

to

17/04/2024

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	6 Sunray Ct ELTHAM 3095	\$1,750,000	24/01/2024
2	27 Diosma Rd ELTHAM 3095	\$1,650,000	16/12/2023
3	17 Mulberry Ct ELTHAM 3095	\$1,640,000	05/03/2024

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:

18/04/2024 11:29



4
 2
 3

Rooms: 6
Property Type: House
Land Size: 692 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 18/04/2023 - 17/04/2024: \$1,255,000

Comparable Properties



6 Sunray Ct ELTHAM 3095 (REI/VG)

5
 2
 5

Price: \$1,750,000
Method: Private Sale
Date: 24/01/2024
Property Type: House
Land Size: 1379 sqm approx

Agent Comments

Sunray Court was a larger home with a larger block of land



27 Diosma Rd ELTHAM 3095 (REI/VG)

4
 2
 2

Price: \$1,650,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 990 sqm approx

Agent Comments



17 Mulberry Ct ELTHAM 3095 (REI)

4
 2
 2

Price: \$1,640,000
Method: Private Sale
Date: 05/03/2024
Property Type: House
Land Size: 900 sqm approx

Agent Comments

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