## 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	5 Keswick Rise, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$950,000	&	\$1,040,000
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#### Median sale price

Median price	\$1,212,000	Pro	perty Type H	ouse		Suburb	Eltham
Period - From	15/05/2024	to	14/05/2025	So	urce	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	65 Balmoral Cirt ELTHAM 3095	\$1,020,000	01/05/2025
2	10 Paltara Ct ELTHAM 3095	\$1,065,000	30/04/2025
3	21 Thomas St ELTHAM 3095	\$991,000	24/02/2025

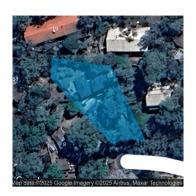
OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/05/2025 14:12







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**Property Type:** House (Res) **Land Size:** 870 sqm approx Agent Comments

Indicative Selling Price \$950,000 - \$1,040,000 Median House Price 15/05/2024 - 14/05/2025: \$1,212,000

## Comparable Properties



65 Balmoral Cirt ELTHAM 3095 (REI)

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Price: \$1,020,000 Method: Private Sale Date: 01/05/2025 Property Type: House

Land Size: 811 sqm approx

**Agent Comments** 



10 Paltara Ct ELTHAM 3095 (REI)

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**Price:** \$1,065,000 **Method:** Private Sale **Date:** 30/04/2025

**Property Type:** House (Res) **Land Size:** 790 sqm approx

**Agent Comments** 



21 Thomas St ELTHAM 3095 (REI/VG)

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Date: 24/02/2025

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Price: \$991,000 Method: Private Sale

**Property Type:** House (Res) **Land Size:** 521 sqm approx

Agent Comments

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





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