

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

5 Keswick Rise, Eltham Vic 3095

Indicative selling price

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

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$1,212,000

Property Type House

Suburb Eltham

Period - From 15/05/2024

to

14/05/2025

Source 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	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 comparable properties 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



4
 3
 2

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)

Agent Comments

3
 2
 3

Price: \$1,020,000

Method: Private Sale

Date: 01/05/2025

Property Type: House

Land Size: 811 sqm approx



10 Paltara Ct ELTHAM 3095 (REI)

Agent Comments

4
 2
 2

Price: \$1,065,000

Method: Private Sale

Date: 30/04/2025

Property Type: House (Res)

Land Size: 790 sqm approx



21 Thomas St ELTHAM 3095 (REI/VG)

Agent Comments

3
 2
 2

Price: \$991,000

Method: Private Sale

Date: 24/02/2025

Property Type: House (Res)

Land Size: 521 sqm approx

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