

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

6 Hartland Way, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,211,000 Property Type House Suburb Eltham

Period - From 26/02/2023 to 25/02/2024 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	18 Fairdale Ct ELTHAM 3095	\$1,430,000	13/12/2023
2	5 Laleham Ct ELTHAM 3095	\$1,400,000	24/02/2024
3	24 Glenister Dr ELTHAM 3095	\$1,350,000	14/10/2023

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: 26/02/2024 14:27



 3  -  0

Rooms: 7
Property Type: House
Land Size: 800 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
26/02/2023 - 25/02/2024: \$1,211,000

Comparable Properties



18 Fairdale Ct ELTHAM 3095 (REI)

 4  2  2

Price: \$1,430,000
Method: Auction Sale
Date: 13/12/2023
Property Type: House (Res)
Land Size: 870 sqm approx

[Agent Comments](#)

18 Fairdale Court was fully renovated



5 Laleham Ct ELTHAM 3095 (REI)

 4  2  2

Price: \$1,400,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House
Land Size: 863 sqm approx

[Agent Comments](#)



24 Glenister Dr ELTHAM 3095 (REI/VG)

 4  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 14/10/2023
Rooms: 7
Property Type: House (Res)
Land Size: 797 sqm approx

[Agent Comments](#)

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