

## 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

8 BRIXTON AVENUE ELTHAM NORTH VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,212,500

Property type

House

Suburb

Eltham North

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
26 ORCHARD AVENUE ELTHAM NORTH VIC 3095	\$970,000	10-Sep-23

OR

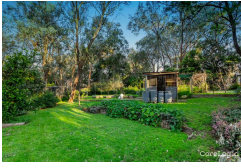
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 06 March 2024

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**26 ORCHARD AVENUE ELTHAM  
NORTH VIC 3095**

 3  1  1

Sold Price

**\$970,000**

Sold Date

**10-Sep-23**

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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