

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 9 Stirling Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,222,500 Property Type House Suburb Eltham North

Period - From 21/02/2023 to 20/02/2024 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	148 Weidlich Rd ELTHAM NORTH 3095	\$1,500,000	02/02/2024
2	11 Settlers Way ST HELENA 3088	\$1,400,000	17/01/2024
3	1 Glen Gully Rd ELTHAM NORTH 3095	\$1,352,472	14/12/2023

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: 21/02/2024 14:23



4 2 2

Property Type: House
Land Size: 913 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
21/02/2023 - 20/02/2024: \$1,222,500

Comparable Properties



148 Weidlich Rd ELTHAM NORTH 3095 (REI)

4 2 2

Price: \$1,500,000
Method: Private Sale
Date: 02/02/2024
Rooms: 9
Property Type: House (Res)
Land Size: 875 sqm approx

Agent Comments

Stirling Court is better presented although Weidlich Road had some character features which can increase emotional value



11 Settlers Way ST HELENA 3088 (REI)

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 897 sqm approx

Agent Comments



1 Glen Gully Rd ELTHAM NORTH 3095 (REI/VG)

5 2 2

Price: \$1,352,472
Method: Private Sale
Date: 14/12/2023
Property Type: House (Res)
Land Size: 1435 sqm approx

Agent Comments

Glen Gully Road had a pool but was very exposed on the corner and was an inferior location

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