

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 Withers Way, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Eltham

Period - From 01/10/2022 to 30/09/2023 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	397 Main Rd MONTMORENCY 3094	\$1,110,000	31/10/2023
2	3 Flint St ELTHAM 3095	\$1,070,000	11/09/2023
3	4 Punari Mews ELTHAM 3095	\$1,050,000	22/10/2023

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:

18/12/2023 13:32



4 2 2

Rooms: 8
Property Type: House
Land Size: 865 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2023: \$1,200,000

Comparable Properties



397 Main Rd MONTMORENCY 3094 (REI/VG) Agent Comments

4 2 2

Price: \$1,110,000
Method: Private Sale
Date: 31/10/2023
Rooms: 6
Property Type: House (Res)
Land Size: 704 sqm approx



3 Flint St ELTHAM 3095 (VG) Agent Comments

4 - -

Price: \$1,070,000
Method: Sale
Date: 11/09/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 926 sqm approx



4 Punari Mews ELTHAM 3095 (REI) Agent Comments

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 22/10/2023
Property Type: House
Land Size: 814 sqm approx

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