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	9 Withers Way, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,200,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

Price: \$1,110,000 Method: Private Sale Date: 31/10/2023 Rooms: 6

Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments









Price: \$1,070,000 Method: Sale Date: 11/09/2023

Property Type: House (Previously Occupied -

Land Size: 926 sqm approx

Agent Comments



4 Punari Mews ELTHAM 3095 (REI)





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

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





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