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<br>Including suburb and postcode | 13 Delmuir Close, Eltham Vic 3095 |

## Indicative selling price

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

Range between $1,400,000 & $1,500,000

## Median sale price

Median price $1,156,000 Property Type House Suburb Eltham

Period - From 01/10/2024 to 31/12/2024 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 | 2 Tanya Way ELTHAM 3095 | $1,425,000 | 08/03/2025 |
| 2 | 4 Ilinga Ct ELTHAM 3095 | $1,565,000 | 02/11/2024 |
| 3 | 10 Valonia Dr ELTHAM 3095 | $1,403,000 | 18/09/2024 |

**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: 14/03/2025 09:58

# 13 Delmuir Close, Eltham Vic 3095

5 4 2

**Property Type:** House (Res)
**Land Size:** 872 sqm approx

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,500,000
**Median House Price**
December quarter 2024: $1,156,000

## Comparable Properties

**2 Tanya Way ELTHAM 3095 (REI)**

4 3 2

**Price:** $1,425,000
**Method:** Private Sale
**Date:** 08/03/2025
**Property Type:** House
**Land Size:** 2695 sqm approx

Agent Comments

**4 Ilinga Ct ELTHAM 3095 (REI/VG)**

4 3 4

**Price:** $1,565,000
**Method:** Private Sale
**Date:** 02/11/2024
**Property Type:** House (Res)
**Land Size:** 1564 sqm approx

Agent Comments

**10 Valonia Dr ELTHAM 3095 (REI/VG)**

4 3 2

**Price:** $1,403,000
**Method:** Private Sale
**Date:** 18/09/2024
**Property Type:** House
**Land Size:** 808 sqm approx

Agent Comments

**Account** - Barry Plant | P: (03) 9431 1243

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