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 Griffin Court, Eltham Vic 3095

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,260,000 Property Type House Suburb Eltham

Period - From 01/04/2025 to 30/06/2025 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.

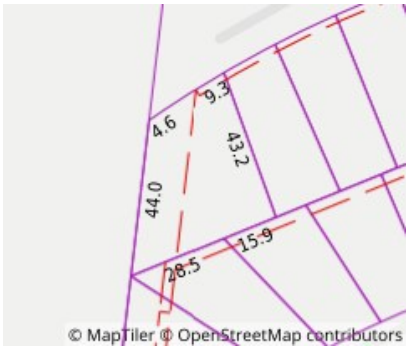
	Address of comparable property	Price	Date of sale
1	17 Onkara Ct ELTHAM 3095	$1,250,000	23/07/2025
2	10 Nicholson Cl RESEARCH 3095	$1,240,000	12/05/2025
3	3 Griffin Ct ELTHAM 3095	$1,400,000	05/05/2025

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: 12/09/2025 12:51

9 Griffin Court, Eltham Vic 3095



4 3 2

Property Type: House
Land Size: 1392 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2025: $1,260,000

Comparable Properties



17 Onkara Ct ELTHAM 3095 (REI)

4 2 4

Price: $1,250,000
Method: Private Sale
Date: 23/07/2025
Rooms: 6
Property Type: House (Res)
Land Size: 980 sqm approx

Agent Comments

10 Nicholson Cl RESEARCH 3095 (REI/VG)

5 3 -

Price: $1,240,000
Method: Private Sale
Date: 12/05/2025
Property Type: House (Res)
Land Size: 894 sqm approx

Agent Comments



3 Griffin Ct ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 05/05/2025
Property Type: House
Land Size: 788 sqm approx

Agent Comments

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

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