

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

3 Jessicas Lane, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,460,000

&

\$1,500,000

Median sale price

Median price

\$1,222,000

Property Type

House

Suburb

Eltham North

Period - From

01/01/2025

to

31/12/2025

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	42 Floriston Gr ELTHAM 3095	\$1,452,000	10/12/2025
2	5 Ancona Ct ELTHAM 3095	\$1,500,000	30/11/2025
3	6 Avarn Ct ELTHAM 3095	\$1,475,000	30/10/2025

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:

05/02/2026 13:30

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Indicative Selling Price

\$1,460,000 - \$1,500,000

Median House Price

Year ending December 2025: \$1,222,000



4 2 2

Property Type: House

Land Size: 961 sqm approx

Agent Comments

Comparable Properties

42 Floriston Gr ELTHAM 3095 (VG)

Agent Comments

4 - -

Price: \$1,452,000

Method: Sale

Date: 10/12/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 833 sqm approx



5 Ancona Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 30/11/2025

Property Type: House

Land Size: 975 sqm approx



6 Avarn Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,475,000

Method: Auction Sale

Date: 30/10/2025

Property Type: House (Res)

Land Size: 1050 sqm approx

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