

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

8 HAWKHURST COURT ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

56 DANDALLO DRIVE ELTHAM VIC 3095	\$1,250,000	11-Jul-24
26 DANDALLO DRIVE ELTHAM VIC 3095	\$1,430,000	24-Jun-24
1 BALMORAL CIRCUIT ELTHAM VIC 3095	\$1,305,000	07-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 08 June 2025



56 DANDALLO DRIVE ELTHAM VIC 3095 Sold Price **\$1,250,000** Sold Date **11-Jul-24**

4 2 3 Distance **0.29km**



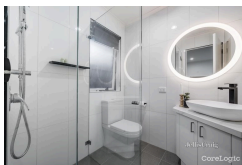
26 DANDALLO DRIVE ELTHAM VIC 3095 Sold Price **\$1,430,000** Sold Date **24-Jun-24**

4 3 3 Distance **0.34km**



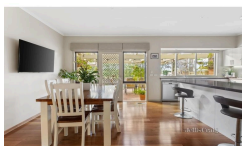
1 BALMORAL CIRCUIT ELTHAM VIC 3095 Sold Price **\$1,305,000** Sold Date **07-Dec-24**

4 2 2 Distance **0.37km**



29 LEANE DRIVE ELTHAM VIC 3095 Sold Price **\$1,265,000** Sold Date **31-Jul-24**

4 2 2 Distance **0.85km**



9 TRISTAN COURT ELTHAM NORTH VIC 3095 Sold Price **\$1,319,000** Sold Date **13-Nov-24**

4 2 2 Distance **0.85km**



31 RIDGEVIEW STREET ELTHAM VIC 3095 Sold Price **\$1,280,000** Sold Date **12-Jun-24**

4 2 2 Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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