

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 50 Eucalyptus Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,040,000 & \$1,120,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 21/08/2023 to 20/08/2024 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	7 Eurah PI ELTHAM 3095	\$1,155,000	09/07/2024
2	26 Andrews St ELTHAM 3095	\$1,100,000	09/07/2024
3	20 Floriston Gr ELTHAM 3095	\$1,100,000	14/06/2024

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: 21/08/2024 14:58



3 2 2

Rooms: 6
Property Type: House
Land Size: 804 sqm approx
Agent Comments

Indicative Selling Price
\$1,040,000 - \$1,120,000
Median House Price
21/08/2023 - 20/08/2024: \$1,265,000

Comparable Properties



7 Eurah PI ELTHAM 3095 (REI/VG)

Agent Comments

4 2 4

Price: \$1,155,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 1070 sqm approx



26 Andrews St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 09/07/2024
Property Type: House (Res)
Land Size: 920 sqm approx



20 Floriston Gr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 14/06/2024
Property Type: House
Land Size: 801 sqm approx

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