

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

7 Park West Road, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000

&

\$950,000

Median sale price

Median price \$1,320,750

Property Type House

Suburb Eltham

Period - From 01/01/2024

to 31/03/2024

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	79 Park Rd ELTHAM 3095	\$969,500	01/05/2024
2	113 Pitt St ELTHAM 3095	\$920,000	16/05/2024
3	10 Green PI ELTHAM 3095	\$890,000	06/03/2024

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:

30/05/2024 11:48



 3  2  2

Property Type: House
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
March quarter 2024: \$1,320,750

Comparable Properties



79 Park Rd ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$969,500
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 481 sqm approx



113 Pitt St ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$920,000
Method: Auction Sale
Date: 16/05/2024
Property Type: House (Res)
Land Size: 700 sqm approx



10 Green PI ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  -

Price: \$890,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 476 sqm approx