

# 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

3/169 Main Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$620,000

### Median sale price

Median price \$720,000 Property Type Unit Suburb Eltham

Period - From 02/12/2023 to 01/12/2024 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	3/119 Main Rd LOWER PLENTY 3093	\$590,000	03/10/2024
2	1/435 Main Rd MONTMORENCY 3094	\$614,000	19/09/2024
3	2/9 Davey Rd MONTMORENCY 3094	\$602,000	01/07/2024

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: 02/12/2024 10:18



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$595,000 - \$620,000

Median Unit Price

02/12/2023 - 01/12/2024: \$720,000

## Comparable Properties



3/119 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 03/10/2024

Property Type: Unit



1/435 Main Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$614,000

Method: Private Sale

Date: 19/09/2024

Property Type: Unit



2/9 Davey Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$602,000

Method: Private Sale

Date: 01/07/2024

Property Type: Unit