

# 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

141 Arthur Street, 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,295,000

Property Type House

Suburb Eltham

Period - From 01/07/2023

to

30/09/2023

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	62 Eucalyptus Rd ELTHAM 3095	\$1,350,000	06/11/2023
2	59 Malabar Cr ELTHAM 3095	\$1,250,000	11/07/2023
3	12 Bainbridge Dr ELTHAM 3095	\$1,222,000	30/10/2023

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:

21/11/2023 10:41



5 4 2

**Property Type:** House  
**Land Size:** 967 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
September quarter 2023: \$1,295,000

## Comparable Properties



**62 Eucalyptus Rd ELTHAM 3095 (REI)**

4 2 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 06/11/2023  
**Property Type:** House  
**Land Size:** 860 sqm approx

**Agent Comments**

62 Eucalyptus Rd is larger and offers garaging



**59 Malabar Cr ELTHAM 3095 (REI/VG)**

5 3 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 11/07/2023  
**Property Type:** House (Res)  
**Land Size:** 866 sqm approx

**Agent Comments**

59 Malabar Crescent is a more dated home with a pool



**12 Bainbridge Dr ELTHAM 3095 (REI)**

4 2 2

**Price:** \$1,222,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** House  
**Land Size:** 816 sqm approx

**Agent Comments**

12 Bainbridge Drive needed more work in comparison

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192