

# 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

1/21 Frank Street, Eltham Vic 3095

### Indicative selling price

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

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2024

to

30/06/2024

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	5/20 Livingstone Rd ELTHAM 3095	\$820,000	31/05/2024
2	1149 Main Rd ELTHAM 3095	\$775,000	22/01/2024
3	2/2 Frank St ELTHAM 3095	\$678,000	25/04/2024

**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:

22/07/2024 11:14



 3  1  2

**Property Type:** House  
**Land Size:** 518 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median House Price**  
 June quarter 2024: \$1,300,000

## Comparable Properties



**5/20 Livingstone Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 31/05/2024  
**Property Type:** Unit



**1149 Main Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 22/01/2024  
**Property Type:** House (Res)  
**Land Size:** 391 sqm approx



**2/2 Frank St ELTHAM 3095 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$678,000  
**Method:** Sale  
**Date:** 25/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)