

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

21 Thomas Street, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,156,000

Property Type House

Suburb Eltham

Period - From 01/10/2024

to 31/12/2024

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	1/21 Frank St ELTHAM 3095	\$840,000	21/08/2024
2	7 Bryan Ct ELTHAM 3095	\$938,000	17/08/2024
3	2/1 Nicholson Cl RESEARCH 3095	\$785,000	16/08/2024

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:

24/01/2025 17:36



 3  2  2

Property Type: House
Land Size: 521 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
December quarter 2024: \$1,156,000

Comparable Properties



1/21 Frank St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$840,000
Method: Private Sale
Date: 21/08/2024
Property Type: House (Res)
Land Size: 518 sqm approx



7 Bryan Ct ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  1

Price: \$938,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 633 sqm approx



2/1 Nicholson CI RESEARCH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$785,000
Method: Sold Before Auction
Date: 16/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 621 sqm approx

Account - Barry Plant | P: (03) 9431 1243