Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/72 Henry Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$735,000		&		\$755,000			
Median sale pi	rice							
Median price	\$825,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/47 York St ELTHAM 3095	\$810,000	19/02/2025
2	1/58 Beard St ELTHAM 3095	\$750,000	28/11/2024
3	3/72 Henry St ELTHAM 3095	\$760,000	14/08/2024

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:

16/04/2025 16:41



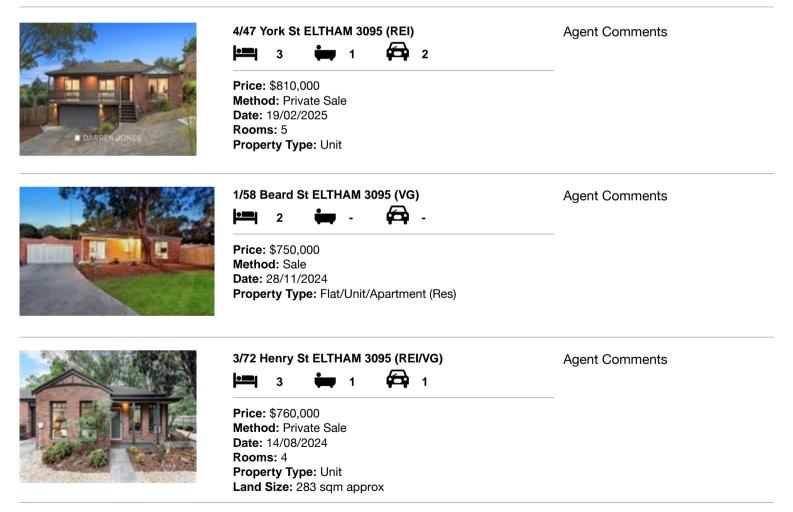






Property Type: Unit Land Size: 166 sqm approx Agent Comments Indicative Selling Price \$735,000 - \$755,000 Median Unit Price March quarter 2025: \$825,000

Comparable Properties



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



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