

# 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

2/15 Grove 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 \$900,000

&

\$990,000

### Median sale price

Median price \$817,500

Property Type Townhouse

Suburb Eltham

Period - From 03/04/2024

to

02/04/2025

Source

Property Data

### 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	1/28 Livingstone Rd ELTHAM 3095	\$880,000	02/11/2024
2	2/6 Macaulay Ct ELTHAM 3095	\$940,000	21/10/2024
3	6 Green PI ELTHAM 3095	\$1,100,000	21/09/2024

**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:

03/04/2025 14:36



 3  2  2

**Property Type:** Townhouse  
**Land Size:** 189 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Townhouse Price**  
03/04/2024 - 02/04/2025: \$817,500

## Comparable Properties

1/28 Livingstone Rd ELTHAM 3095 (VG)

**Agent Comments**

 3  -  -

**Price:** \$880,000  
**Method:** Sale  
**Date:** 02/11/2024  
**Property Type:** Unit



2/6 Macaulay Ct ELTHAM 3095 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 21/10/2024  
**Property Type:** House (Res)  
**Land Size:** 226 sqm approx



6 Green PI ELTHAM 3095 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 21/09/2024  
**Property Type:** House  
**Land Size:** 320 sqm approx

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