

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

2/10 Cecil Street, Eltham Vic 3095

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Eltham

Period - From 07/02/2023 to 06/02/2024 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	1/183 Ryans Rd ELTHAM NORTH 3095	\$865,000	18/12/2023
2	5/36 Beard St ELTHAM 3095	\$850,000	30/11/2023
3	3/34 Batman Rd ELTHAM 3095	\$850,000	19/10/2023

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:

07/02/2024 11:45



3 2 2

Property Type: House
Land Size: 274 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Unit Price
07/02/2023 - 06/02/2024: \$700,000

Comparable Properties



1/183 Ryans Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 2 3

Price: \$865,000
Method: Private Sale
Date: 18/12/2023
Property Type: House
Land Size: 509 sqm approx



5/36 Beard St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 30/11/2023
Property Type: Unit
Land Size: 409 sqm approx



3/34 Batman Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 1

Price: \$850,000
Method: Private Sale
Date: 19/10/2023
Property Type: Unit
Land Size: 266 sqm approx

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