

# 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

4/30 Stanley Avenue, Eltham Vic 3095

### Indicative selling price

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

Range between \$855,000 & \$895,000

### Median sale price

Median price \$683,500 Property Type Unit Suburb Eltham

Period - From 01/10/2023 to 31/12/2023 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.

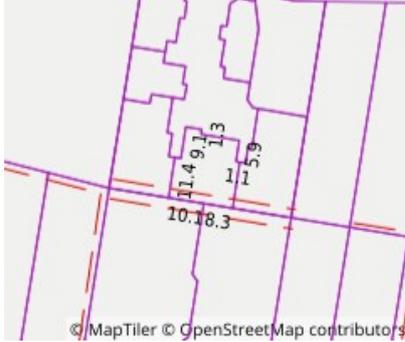
	Address of comparable property	Price	Date of sale
1	2/10 Cecil St ELTHAM 3095	\$878,000	17/02/2024
2	5/36 Beard St ELTHAM 3095	\$850,000	30/11/2023
3	3/34 Batman Rd ELTHAM 3095	\$850,000	19/10/2023

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:

07/03/2024 12:58



3   1   2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$855,000 - \$895,000

**Median Unit Price**

December quarter 2023: \$683,500

## Comparable Properties



**2/10 Cecil St ELTHAM 3095 (REI)**

Agent Comments

3   2   2

**Price:** \$878,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 274 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

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