

# 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

2/1159 Main Road, Eltham Vic 3095

### Indicative selling price

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

Single price

\$630,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Eltham

Period - From

01/07/2023

to

30/09/2023

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	2/27 Pryor St ELTHAM 3095	\$620,000	25/10/2023
2	7/5-7 Luck St ELTHAM 3095	\$605,000	31/08/2023
3			

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:

12/11/2023 10:10



2   1   1

**Property Type:** Unit  
**Land Size:** 173 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$630,000

**Median Unit Price**

September quarter 2023: \$715,000

## Comparable Properties



**2/27 Pryor St ELTHAM 3095 (REI)**

2   1   1

**Agent Comments**

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** Unit  
**Land Size:** 121 sqm approx



**7/5-7 Luck St ELTHAM 3095 (REI)**

2   1   2

**Agent Comments**

7/5-7 Luck Street was unrenovated and in a more dense complex

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** Unit  
**Land Size:** 116 sqm approx

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.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192