

# 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

225 Bolton Street, 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 \$1,195,000

### Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham

Period - From 01/07/2024

to 30/09/2024

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	35 Kirwana Gr MONTMORENCY 3094	\$1,255,000	30/11/2024
2	2 Taylor St ELTHAM 3095	\$1,225,000	15/11/2024
3	178 Bolton St ELTHAM 3095	\$1,335,000	05/09/2024

**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:

05/12/2024 09:17



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$1,195,000

**Median House Price**

September quarter 2024: \$1,230,000

## Comparable Properties



**35 Kirwana Gr MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 1031 sqm approx



**2 Taylor St ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** House

**Land Size:** 1223 sqm approx



**178 Bolton St ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,335,000

**Method:** Private Sale

**Date:** 05/09/2024

**Property Type:** House (Res)

**Land Size:** 792 sqm approx

**Account - Bill Schlink First National** | P: 03 9846 2111 | F: 03 9846 5241