

# 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

3/93 Arthur 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)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 20/08/2023 to 19/08/2024 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	12 Rockliffe St ELTHAM 3095	\$1,730,000	08/07/2024
2	138 Brougham St ELTHAM 3095	\$1,745,000	20/05/2024
3	6 Sandra Av ELTHAM 3095	\$1,650,000	01/04/2024

**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: 20/08/2024 09:27



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**Property Type:** House  
**Land Size:** 552 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
20/08/2023 - 19/08/2024: \$1,265,000

## Comparable Properties



**12 Rockliffe St ELTHAM 3095 (REI)**

**Agent Comments**

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**Price:** \$1,730,000  
**Method:** Private Sale  
**Date:** 08/07/2024  
**Property Type:** House (Res)  
**Land Size:** 904 sqm approx



**138 Brougham St ELTHAM 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$1,745,000  
**Method:** Private Sale  
**Date:** 20/05/2024  
**Property Type:** House  
**Land Size:** 788 sqm approx



**6 Sandra Av ELTHAM 3095 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 01/04/2024  
**Property Type:** House  
**Land Size:** 696 sqm approx

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