

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

90 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,280,500

Property Type House

Suburb Eltham

Period - From 01/10/2021

to

30/09/2022

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	128 Napoleon St ELTHAM 3095	\$1,235,000	08/10/2022
2	23 Hartland Way ELTHAM 3095	\$1,200,000	12/09/2022
3	121 Brougham St ELTHAM 3095	\$1,200,000	01/10/2022

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:

25/10/2022 09:37



4 3 2

Property Type: House
Land Size: 801 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2022: \$1,280,500

Comparable Properties



128 Napoleon St ELTHAM 3095 (REI)

4 2 -

Price: \$1,235,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 788 sqm approx

Agent Comments

Offered flat grassed yard, dead end Street, less central



23 Hartland Way ELTHAM 3095 (REI/VG)

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 12/09/2022
Property Type: House
Land Size: 817 sqm approx

Agent Comments

Smaller home, similar architecture, parkside and with pool



121 Brougham St ELTHAM 3095 (REI)

3 3 4

Price: \$1,200,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments

Central Eltham location, smaller dwelling, detached oversized

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