

# 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

63 Henry Street, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,060,000

&

\$1,140,000

### Median sale price

Median price \$1,256,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

to

31/03/2024

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	16 Grey St ELTHAM 3095	\$1,125,000	03/04/2024
2	2/100 Pitt St ELTHAM 3095	\$1,120,000	24/02/2024
3	22 Glenister Dr ELTHAM 3095	\$1,120,000	13/12/2023

**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:

29/04/2024 13:39



4   2   1

**Property Type:** House  
**Land Size:** 485 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,060,000 - \$1,140,000  
**Median House Price**  
Year ending March 2024: \$1,256,000

## Comparable Properties



**16 Grey St ELTHAM 3095 (REI)**

3   2   2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 03/04/2024  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 397 sqm approx

**Agent Comments**  
smaller home with older finishes



**2/100 Pitt St ELTHAM 3095 (REI)**

3   3   2

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 181 sqm approx

**Agent Comments**  
strata titled townhouse however was a new home



**22 Glenister Dr ELTHAM 3095 (REI/VG)**

4   2   2

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 13/12/2023  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx

**Agent Comments**  
larger home but older finishes