

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

1/7 John Street, Eltham Vic 3095

Indicative selling price

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

Range between \$795,000

&

\$850,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Eltham

Period - From 26/11/2023

to

25/11/2024

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	8/36 Livingstone Rd ELTHAM 3095	\$730,000	22/11/2024
2	5/836 Main Rd ELTHAM 3095	\$765,000	22/06/2024
3	6/42 Shalbury Av ELTHAM 3095	\$805,000	11/06/2024

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:

26/11/2024 16:09



3
 1
 2

Rooms: 4

Property Type: Unit

Land Size: 291 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$850,000

Median Unit Price

26/11/2023 - 25/11/2024: \$720,000

Comparable Properties



8/36 Livingstone Rd ELTHAM 3095 (REI)

3
 1
 2

Price: \$730,000

Method: Private Sale

Date: 22/11/2024

Property Type: Unit

Land Size: 255 sqm approx

Agent Comments

Most recent 3 bed, 1 bath Eltham sale, however was a smaller home with inferior presentation and on a substantially more dense block



5/836 Main Rd ELTHAM 3095 (REI/VG)

3
 1
 2

Price: \$765,000

Method: Private Sale

Date: 22/06/2024

Property Type: Unit

Land Size: 284 sqm approx

Agent Comments

Comparable in presentation and size, however the complex was more dense with units and the Main Road location impacts this units value



6/42 Shalbury Av ELTHAM 3095 (REI/VG)

3
 1
 4

Price: \$805,000

Method: Private Sale

Date: 11/06/2024

Property Type: Unit

Agent Comments

Zold for \$805,000 but is an inferior position

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