

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

1/236 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,030,000

&

\$1,100,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 01/10/2023

to 31/12/2023

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	120 Sackville St MONTMORENCY 3094	\$1,100,000	11/09/2023
2	46 Belmont Cr MONTMORENCY 3094	\$1,060,000	16/09/2023
3	1/54 Cressy St MONTMORENCY 3094	\$1,050,000	30/10/2023

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:

23/02/2024 15:49

1/236 Bolton Street, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$1,030,000 - \$1,100,000

Median House Price

December quarter 2023: \$1,265,000



4 2 0

Rooms: 6

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



120 Sackville St MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 3

Price: \$1,100,000

Method: Private Sale

Date: 11/09/2023

Property Type: House

Land Size: 972 sqm approx



46 Belmont Cr MONTMORENCY 3094 (REI/VG) Agent Comments

3 1 2

Price: \$1,060,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 698 sqm approx



1/54 Cressy St MONTMORENCY 3094 (REI/VG) Agent Comments

3 2 -

Price: \$1,050,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 821 sqm approx

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



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