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

14 Helene 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 $1,180,000	Property Type House	Suburb Eltham
Period - From 01/04/2023 to 30/06/2023	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	8 Macaulay Ct ELTHAM 3095	$1,230,000	29/07/2023
2	36 Henry St ELTHAM 3095	$1,055,000	04/04/2023
3	22 Cecil St ELTHAM 3095	$1,020,000	13/04/2023

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: 21/08/2023 12:14

14 Helene Street, Eltham Vic 3095

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Property Type: House
Land Size: 1034 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2023: $1,180,000

Comparable Properties

8 Macaulay Ct ELTHAM 3095 (REI)

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Price: $1,230,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 917 sqm approx

Agent Comments

36 Henry St ELTHAM 3095 (REI/VG)

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Price: $1,055,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 866 sqm approx

Agent Comments

22 Cecil St ELTHAM 3095 (REI)

🛏 2 🛁 1 🚗 1

Price: $1,020,000
Method: Private Sale
Date: 13/04/2023
Rooms: 4
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243