

# 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

3/1228 Main Road, 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 \$700,000

&

\$750,000

### Median sale price

Median price \$760,000

Property Type Unit

Suburb Eltham

Period - From 01/07/2023

to 30/06/2024

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	3/22 Silver St ELTHAM 3095	\$705,000	22/08/2024
2	3/72 Henry St ELTHAM 3095	\$760,000	14/08/2024
3	5/836 Main Rd ELTHAM 3095	\$765,000	22/06/2024

**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:

03/09/2024 12:21

3/1228 Main Road, Eltham Vic 3095

**Jellis  
Craig**

Aaron Yeats

9431 1222

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

Year ending June 2024: \$760,000



 3  1  2

**Property Type:** Unit

**Land Size:** 213 sqm approx

**Agent Comments**

## Comparable Properties



**3/22 Silver St ELTHAM 3095 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 22/08/2024

**Property Type:** Unit

**Land Size:** 244 sqm approx



**3/72 Henry St ELTHAM 3095 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 14/08/2024

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 283 sqm approx



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

**Agent Comments**

 3  1  2

**Price:** \$765,000

**Method:** Private Sale

**Date:** 22/06/2024

**Property Type:** Unit

**Land Size:** 284 sqm approx

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



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