Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/1228 Main Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$760,000	Pro	operty Type Ur	it		Suburb	Eltham
Period - From	01/07/2023	to	30/06/2024	Sc	ource	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 FLTHAM 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





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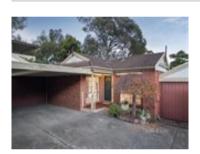
Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** Year ending June 2024: \$760,000



Property Type: Unit Land Size: 213 sqm approx

Agent Comments

Comparable Properties



3/22 Silver St ELTHAM 3095 (REI)



Price: \$705,000 Method: Private Sale Date: 22/08/2024 Property Type: Unit Land Size: 244 sqm approx **Agent Comments**



3/72 Henry St ELTHAM 3095 (REI)







Price: \$760,000 Method: Private Sale Date: 14/08/2024 Rooms: 4

Property Type: Unit

Land Size: 283 sqm approx

Agent Comments



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



Price: \$765,000 Method: Private Sale Date: 22/06/2024 Property Type: Unit

Land Size: 284 sqm approx

Agent Comments

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