

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

1/35 Silver Street, Eltham Vic 3095

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$735,500 Property Type Unit Suburb Eltham

Period - From 01/10/2023 to 30/09/2024 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	1/54 Reichelt Av MONTMORENCY 3094	\$787,000	14/09/2024
2	5/28 Livingstone Rd ELTHAM 3095	\$730,000	29/08/2024
3	42 Bible St ELTHAM 3095	\$750,000	26/08/2024

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:

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2 1 1

Property Type: Unit
Land Size: 287 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median Unit Price
Year ending September 2024: \$735,500

Comparable Properties



1/54 Reichelt Av MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 2

Price: \$787,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)



5/28 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

2 2 1

Price: \$730,000
Method: Private Sale
Date: 29/08/2024
Property Type: Townhouse (Single)
Land Size: 164 sqm approx



42 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000
Method: Private Sale
Date: 26/08/2024
Rooms: 3
Property Type: House (Res)
Land Size: 376 sqm approx

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