

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 \$700,000

&

\$750,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Eltham

Period - From 01/01/2024

to 31/12/2024

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	5/200 Sherbourne Rd MONTMORENCY 3094	\$705,000	15/11/2024
2	4/53 Looker Rd MONTMORENCY 3094	\$737,500	26/10/2024
3	2/75 Airlie Rd MONTMORENCY 3094	\$750,000	15/10/2024

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:

24/02/2025 12:33



 2  1  1

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

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

Comparable Properties



5/200 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$705,000
Method: Private Sale
Date: 15/11/2024
Property Type: Unit
Land Size: 347 sqm approx



4/53 Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2  1  2

Price: \$737,500
Method: Private Sale
Date: 26/10/2024
Property Type: Unit
Land Size: 338 sqm approx



2/75 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2  1  2

Price: \$750,000
Method: Private Sale
Date: 15/10/2024
Property Type: Unit

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