

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

154 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Eltham

Period - From 01/07/2024 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	152 Sherbourne Rd MONTMORENCY 3094	\$930,000	12/10/2024
2	178 Bolton St ELTHAM 3095	\$1,335,000	05/09/2024
3	113 Pitt St ELTHAM 3095	\$920,000	16/05/2024

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:

18/11/2024 16:43



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Property Type: House
Land Size: 819 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 September quarter 2024: \$1,230,000

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.

Comparable Properties



152 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$930,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 874 sqm approx



178 Bolton St ELTHAM 3095 (REI)

Agent Comments

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Price: \$1,335,000
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)
Land Size: 792 sqm approx



113 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

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 1
 2

Price: \$920,000
Method: Auction Sale
Date: 16/05/2024
Property Type: House (Res)
Land Size: 700 sqm approx

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