

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

123 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,204,000 Property Type House Suburb Eltham

Period - From 01/04/2022 to 31/03/2023 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	6 Adecroft Ct ELTHAM 3095	\$1,513,000	20/05/2023
2	135 Arthur St ELTHAM 3095	\$1,458,000	29/04/2023
3	28 Hartland Way ELTHAM 3095	\$1,405,500	19/05/2023

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:

06/07/2023 10:22



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 878 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2023: \$1,204,000

Comparable Properties



6 Adecroft Ct ELTHAM 3095 (REI)

[Agent Comments](#)

5 3 2

Price: \$1,513,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 798 sqm approx



135 Arthur St ELTHAM 3095 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,458,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House
Land Size: 913 sqm approx



28 Hartland Way ELTHAM 3095 (REI/VG)

[Agent Comments](#)

5 2 3

Price: \$1,405,500
Method: Private Sale
Date: 19/05/2023
Property Type: House (Res)
Land Size: 916 sqm approx