

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

61a Railway Parade, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000 & \$890,000

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	1/75 Napoleon St ELTHAM 3095	\$900,000	09/10/2024
2	1/60 Beard St ELTHAM 3095	\$840,000	14/05/2024
3	8/36 Beard St ELTHAM 3095	\$835,000	01/05/2024

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:

01/11/2024 14:44



 3  2  2

Property Type: House
Land Size: 377 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
Median House Price
September quarter 2024: \$1,230,000

Comparable Properties



1/75 Napoleon St ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$900,000
Method: Private Sale
Date: 09/10/2024
Property Type: Unit
Land Size: 458 sqm approx



1/60 Beard St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  3

Price: \$840,000
Method: Private Sale
Date: 14/05/2024
Property Type: Unit
Land Size: 333 sqm approx



8/36 Beard St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  1

Price: \$835,000
Method: Private Sale
Date: 01/05/2024
Property Type: Unit
Land Size: 304 sqm approx

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