Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$890,000 & \$970,000	Range between	\$890,000	&	\$970,000
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Median sale price

Median price	\$1,265,000	Pro	perty Type	House		Suburb	Eltham
Period - From	30/09/2023	to	29/09/2024		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

1	48 York St ELTHAM 3095	\$950,000	25/07/2024
2	64 Livingstone Rd ELTHAM 3095	\$807,000	08/06/2024
3	16 Grey St ELTHAM 3095	\$1,125,000	03/04/2024

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:	30/09/2024 17:09



Date of sale







Property Type: House Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$970,000 **Median House Price** 30/09/2023 - 29/09/2024: \$1,265,000

Comparable Properties



48 York St ELTHAM 3095 (REI/VG)



Price: \$950,000 Method: Private Sale Date: 25/07/2024 Rooms: 5

Property Type: Unit

Land Size: 369 sqm approx

Agent Comments



64 Livingstone Rd ELTHAM 3095 (REI/VG)

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Price: \$807.000 Method: Auction Sale Date: 08/06/2024 Property Type: House Land Size: 516 sqm approx Agent Comments



16 Grey St ELTHAM 3095 (REI/VG)





Price: \$1,125,000 Method: Private Sale Date: 03/04/2024 Rooms: 4

Property Type: House (Res) Land Size: 397 sqm approx

Agent Comments

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





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