

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

4/1158 Main Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$859,990

Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Eltham

Period - From

01/01/2021

to

31/03/2021

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	7/2 Parsons Rd ELTHAM 3095	\$850,000	12/05/2021
2	3/1246 Main Rd ELTHAM 3095	\$850,000	05/05/2021
3	9/38 Grove St ELTHAM 3095	\$800,000	10/04/2021

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:

29/06/2021 13:33

4/1158 Main Road, Eltham Vic 3095

**Jellis
Craig**

Scott Nugent
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Property Type:
Agent Comments

Indicative Selling Price
\$859,990

Median Unit Price
March quarter 2021: \$725,000

Comparable Properties



7/2 Parsons Rd ELTHAM 3095 (REI)



Price: \$850,000
Method: Private Sale
Date: 12/05/2021
Property Type: House
Land Size: 232 sqm approx

Agent Comments

Similar size property in a less appealing location, Parsons did have the fourth bedroom downstairs though.



3/1246 Main Rd ELTHAM 3095 (REI/VG)



Price: \$850,000
Method: Private Sale
Date: 05/05/2021
Property Type: Unit
Land Size: 315 sqm approx

Agent Comments



9/38 Grove St ELTHAM 3095 (REI/VG)



Price: \$800,000
Method: Auction Sale
Date: 10/04/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 327 sqm approx

Agent Comments

Grove Street still had some updating to do whilst Main Road is a brand new home.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.