

# 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

6 Helene Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,340,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham

Period - From

22/07/2021

to

21/07/2022

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	17 Frank St ELTHAM 3095	\$1,350,000	31/01/2022
2	49 Kalbar Rd ELTHAM 3095	\$1,345,000	10/02/2022
3	22 Lilian Pde ELTHAM 3095	\$1,300,000	17/06/2022

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:

22/07/2022 15:48



3 2 4

**Property Type:** House  
**Land Size:** 917 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,340,000  
**Median House Price**  
22/07/2021 - 21/07/2022: \$1,300,000

## Comparable Properties



**17 Frank St ELTHAM 3095 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 31/01/2022  
**Property Type:** House (Res)  
**Land Size:** 800 sqm approx



**49 Kalbar Rd ELTHAM 3095 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,345,000  
**Method:** Sale  
**Date:** 10/02/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1263 sqm approx



**22 Lilian Pde ELTHAM 3095 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 17/06/2022  
**Property Type:** House (Res)  
**Land Size:** 955 sqm approx