

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

2/21 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,235,000

Property Type House

Suburb Eltham

Period - From 01/01/2024

to 31/12/2024

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	2 Bird St ELTHAM 3095	\$1,200,000	29/01/2025
2	1/3 Diamond St ELTHAM 3095	\$1,190,000	17/12/2024
3	3/21 Livingstone Rd ELTHAM 3095	\$1,325,000	25/11/2024

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:

14/03/2025 12:29



 4  2  2

Rooms: 6
Property Type:
Flat/Unit/Apartment (Res)
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
Year ending December 2024: \$1,235,000

Comparable Properties



2 Bird St ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 3  2  3

Price: \$1,200,000
Method: Private Sale
Date: 29/01/2025
Rooms: 4
Property Type: House (Res)
Land Size: 324 sqm approx



1/3 Diamond St ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,190,000
Method: Private Sale
Date: 17/12/2024
Property Type: Townhouse (Single)
Land Size: 325 sqm approx



3/21 Livingstone Rd ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,325,000
Method: Private Sale
Date: 25/11/2024
Property Type: Unit
Land Size: 357 sqm approx

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