

# 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

206 Bolton 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

\$1,000,000

### Median sale price

Median price

\$1,227,500

Property Type

House

Suburb

Eltham

Period - From

01/01/2025

to

31/03/2025

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	15 Grand Blvd MONTMORENCY 3094	\$1,010,000	27/02/2025
2	38 Henry St ELTHAM 3095	\$1,015,000	15/02/2025
3			

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:

17/04/2025 09:27



2 2 2

Property Type: House  
Land Size: 987 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,000,000  
Median House Price  
March quarter 2025: \$1,227,500

Comparable Properties

15 Grand Blvd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,010,000  
Method: Private Sale  
Date: 27/02/2025  
Property Type: House (Res)  
Land Size: 882 sqm approx



38 Henry St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 2

Price: \$1,015,000  
Method: Private Sale  
Date: 15/02/2025  
Property Type: House (Res)  
Land Size: 862 sqm approx

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.