

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

2/6 Frank Street, Eltham Vic 3095

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Eltham

Period - From 01/10/2022 to 30/09/2023 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	2/1188 Main Rd ELTHAM 3095	\$760,000	24/08/2023
2	6/1336 Main Rd ELTHAM 3095	\$725,000	16/06/2023
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: 21/11/2023 12:10

2/6 Frank Street, Eltham Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$740,000 - \$780,000

Median Unit Price

Year ending September 2023: \$745,000



3 1 1

Property Type: Unit

Land Size: 275 sqm approx

Agent Comments

Comparable Properties



2/1188 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$760,000

Method: Private Sale

Date: 24/08/2023

Property Type: Unit

Land Size: 313 sqm approx



6/1336 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$725,000

Method: Sold Before Auction

Date: 16/06/2023

Property Type: House (Res)

Land Size: 562 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.

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



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