

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

4/35 York Street, Eltham Vic 3095

Indicative selling price

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

Range between \$840,000

&

\$880,000

Median sale price

Median price \$726,400

Property Type Unit

Suburb Eltham

Period - From 01/04/2023

to

31/03/2024

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	5/36 Beard St ELTHAM 3095	\$850,000	30/11/2023
2	4/77 Dalton St ELTHAM 3095	\$850,000	20/11/2023
3	1/1220 Main Rd ELTHAM 3095	\$845,000	29/04/2024

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:

06/05/2024 12:43



 3  1  2

Property Type: Townhouse (Res)

Land Size: 209 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$880,000

Median Unit Price

Year ending March 2024: \$726,400

Comparable Properties



5/36 Beard St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Private Sale

Date: 30/11/2023

Property Type: Unit

Land Size: 409 sqm approx



4/77 Dalton St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,000

Method: Private Sale

Date: 20/11/2023

Property Type: Unit

Land Size: 267 sqm approx



1/1220 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$845,000

Method: Private Sale

Date: 29/04/2024

Property Type: Townhouse (Single)

Land Size: 298 sqm approx

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