

Statement of Information

**Multiple residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Unit offered for sale**

Address  
Including suburb and  
postcode

1,2 & 3/63 Batman Road, Eltham Vic 3095

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Townhouse 1 4 bed, 3 bath, 2 car		Or range between	\$1,850,000	&	\$1,900,000
Townhouse 2 4 bed, 3 bath, 2 car		Or range between	\$1,700,000	&	\$1,800,000
Townhouse 3 4 bed, 3 bath, 2 car		Or range between	\$1,500,000	&	\$1,600,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

**Suburb unit median sale price**

Median price \$760,000

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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Townhouse 1 4 bed, 3 bath, 2 car			

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Townhouse 2 4 bed, 3 bath, 2 car			

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Townhouse 3 4 bed, 3 bath, 2 car			

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/02/2025 13:26