

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

1/6 Shalbury Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$838,777

Property Type Townhouse

Suburb Eltham

Period - From 17/06/2024

to

16/06/2025

Source

Property Data

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	2/15 Grove St ELTHAM 3095	\$930,000	17/05/2025
2	4/10a Bird St ELTHAM 3095	\$980,000	19/04/2025
3	5/1326 Main Rd ELTHAM 3095	\$880,000	10/04/2025

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:

17/06/2025 11:21

1/6 Shalbury Avenue, Eltham Vic 3095

**Jellis
Craig**

Trent Grindal

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

17/06/2024 - 16/06/2025: \$838,777



3 2 2

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/15 Grove St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$930,000

Method: Private Sale

Date: 17/05/2025

Property Type: Townhouse (Single)

Land Size: 189 sqm approx



4/10a Bird St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$980,000

Method: Private Sale

Date: 19/04/2025

Rooms: 4

Property Type: House (Res)

Land Size: 292 sqm approx



5/1326 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 10/04/2025

Property Type: House

Land Size: 211 sqm approx

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



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