

# 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

2/1-3 Andrews 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)

Range between

\$750,000

&

\$820,000

### Median sale price

Median price

\$838,777

Property Type

Unit

Suburb

Eltham

Period - From

01/04/2025

to

30/06/2025

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 | 1/45 Frank St ELTHAM 3095      | \$826,000 | 12/08/2025   |
| 2 | 4/20 Dudley St ELTHAM 3095     | \$780,000 | 25/06/2025   |
| 3 | 3/10 Ingrams Rd RESEARCH 3095  | \$730,000 | 26/04/2025   |

**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:

04/09/2025 11:38

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**Indicative Selling Price**  
\$750,000 - \$820,000  
**Median Unit Price**  
June quarter 2025: \$838,777



**Property Type:** Townhouse  
(Single)  
**Agent Comments**

## Comparable Properties



**1/45 Frank St ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$826,000  
**Method:** Private Sale  
**Date:** 12/08/2025  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 292 sqm approx

**4/20 Dudley St ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 25/06/2025  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**3/10 Ingrams Rd RESEARCH 3095 (REI/VG)**

**Agent Comments**



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 26/04/2025  
**Property Type:** Unit  
**Land Size:** 235 sqm approx

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



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