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	2/1152 Main Road, 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 \$825,500 Property Type Unit Sub-				urb Eltham		
Period - From 20/05/2025 to 19/11/2025 Source price				e_finder		
Comparable property sales (*Delete A or B below as applicable)						
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.						
Address of comparable property					Price	Date of sale
This Statement of Information was prepared on:				20/11/2025		

