

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

2/15 Cecil Street, 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 \$809,389

Property Type Townhouse

Suburb Eltham

Period - From 05/09/2024

to

04/09/2025

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	3/77 Dalton St ELTHAM 3095	\$955,000	14/08/2025
2	2/59 Batman Rd ELTHAM 3095	\$905,000	08/07/2025
3	2/15 Grove St ELTHAM 3095	\$930,000	17/05/2025

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:

05/09/2025 14:11

Trent Grindal

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

05/09/2024 - 04/09/2025: \$809,389



3
 2
 2

Property Type: Townhouse
(Single)

Land Size: 162 sqm approx

Agent Comments

Comparable Properties



3/77 Dalton St ELTHAM 3095 (REI)

Agent Comments

3
 2
 2

Price: \$955,000

Method: Private Sale

Date: 14/08/2025

Rooms: 4

Property Type: Unit

Land Size: 277 sqm approx



2/59 Batman Rd ELTHAM 3095 (REI/VG)

Agent Comments

3
 2
 2

Price: \$905,000

Method: Private Sale

Date: 08/07/2025

Property Type: Unit

Land Size: 449 sqm approx



2/15 Grove St ELTHAM 3095 (REI/VG)

Agent Comments

3
 2
 2

Price: \$930,000

Method: Private Sale

Date: 17/05/2025

Property Type: Townhouse (Single)

Land Size: 189 sqm approx

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