Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/15 Grove Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$825,000	Pro	perty Type	Unit		Suburb	Eltham
Period - From	01/01/2025	to	31/03/2025		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	5/1326 Main Rd ELTHAM 3095	\$880,000	10/04/2025
2	1/28 Livingstone Rd ELTHAM 3095	\$880,000	02/11/2024
3	2/6 Macaulay Ct ELTHAM 3095	\$940,000	21/10/2024

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:	02/05/2025 10:55
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Property Type: Townhouse Land Size: 189 sqm approx **Agent Comments**

Indicative Selling Price \$880,000 - \$960,000 **Median Unit Price** March quarter 2025: \$825,000

Comparable Properties



5/1326 Main Rd ELTHAM 3095 (REI)

Price: \$880,000

Agent Comments

Method: Private Sale Date: 10/04/2025 **Property Type:** House Land Size: 211 sqm approx

1/28 Livingstone Rd ELTHAM 3095 (VG)



Agent Comments

Price: \$880,000 Method: Sale Date: 02/11/2024 Property Type: Unit



2/6 Macaulay Ct ELTHAM 3095 (REI/VG)



Price: \$940,000

Method: Sold Before Auction

Date: 21/10/2024

Property Type: House (Res) Land Size: 226 sqm approx **Agent Comments**

Account - Barry Plant | P: (03) 9431 1243





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