

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 Grove Street, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$825,000 Property 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



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 10/04/2025

Property Type: House

Land Size: 211 sqm approx

1/28 Livingstone Rd ELTHAM 3095 (VG)

Agent Comments

 3  -  -

Price: \$880,000

Method: Sale

Date: 02/11/2024

Property Type: Unit



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

Agent Comments

 3  2  2

Price: \$940,000

Method: Sold Before Auction

Date: 21/10/2024

Property Type: House (Res)

Land Size: 226 sqm approx

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