Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/5 Flint Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$840,000		&		\$880,000			
Median sale pr	ice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	09/04/2024	to	08/04/2025		So	urce	Property	y 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.

Ado	dress of comparable property	Price	Date of sale
1	1/80 Mountain View Rd MONTMORENCY 3094	\$840,000	30/01/2025
2	1/7 John St ELTHAM 3095	\$850,000	07/12/2024
3	4/415 Main Rd MONTMORENCY 3094	\$840,000	28/11/2024

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:

09/04/2025 09:02



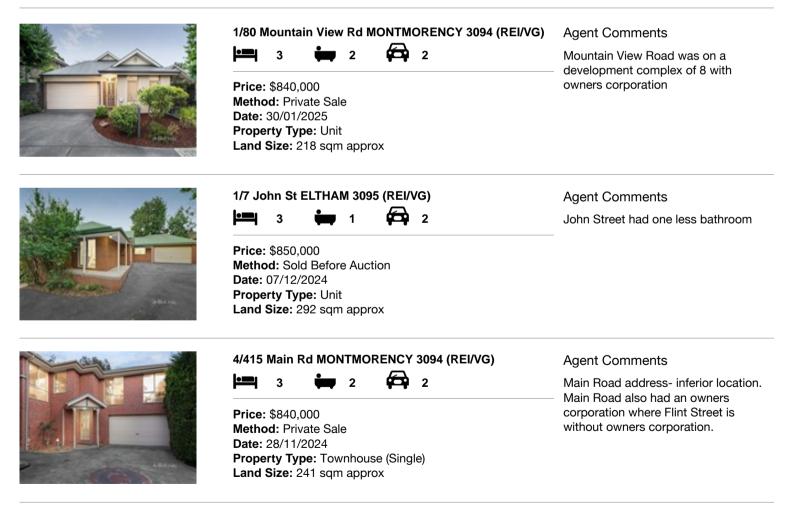






Property Type: Unit **Land Size:** 387 sqm approx Agent Comments Indicative Selling Price \$840,000 - \$880,000 Median Unit Price 09/04/2024 - 08/04/2025: \$745,000

Comparable Properties



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



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