

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

2/59 Batman Road, Eltham Vic 3095

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$1,227,500

Property Type House

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	2/15 Grove St ELTHAM 3095	\$930,000	17/05/2025
2	4/10a Bird St ELTHAM 3095	\$980,000	19/04/2025
3	5/1326 Main Rd ELTHAM 3095	\$880,000	10/04/2025

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:

30/06/2025 12:09



3 2 2

Property Type: Unit
Land Size: 449 sqm approx
Agent Comments

Comparable Properties



2/15 Grove St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$930,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)
Land Size: 189 sqm approx



4/10a Bird St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$980,000
Method: Private Sale
Date: 19/04/2025
Rooms: 4
Property Type: House (Res)
Land Size: 292 sqm approx



5/1326 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 211 sqm approx