

# 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

24/43 Railway Parade, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$565,000

&

\$585,000

### Median sale price

Median price \$747,500

Property Type Unit

Suburb Eltham

Period - From 01/07/2024

to 30/06/2025

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 | 27/144 Bible St ELTHAM 3095    | \$510,000 | 24/04/2025   |
| 2 | 3/43 Railway Pde ELTHAM 3095   | \$530,000 | 14/02/2025   |
| 3 |                                |           |              |

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:

13/08/2025 11:08



 2    1    1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$565,000 - \$585,000  
Median Unit Price  
Year ending June 2025: \$747,500

## Comparable Properties



27/144 Bible St ELTHAM 3095 (VG)

Agent Comments

 2    -    -

Price: \$510,000  
Method: Sale  
Date: 24/04/2025  
Property Type: Flat/Unit/Apartment (Res)



3/43 Railway Pde ELTHAM 3095 (REI/VG)

Agent Comments

 2    1    1

Price: \$530,000  
Method: Private Sale  
Date: 14/02/2025  
Rooms: 5  
Property Type: Unit

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.

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