

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

3/1104 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$753,500

Property Type Unit

Suburb Eltham

Period - From 01/07/2025

to

30/09/2025

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	1/26 Bible St ELTHAM 3095	\$685,000	28/10/2025
2	3/78 Franklin St ELTHAM 3095	\$735,000	23/10/2025
3	6/85 Park Rd ELTHAM 3095	\$722,500	15/10/2025

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:

02/12/2025 09:18



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$695,000 - \$750,000
Median Unit Price
September quarter 2025: \$753,500

Comparable Properties



1/26 Bible St ELTHAM 3095 (REI)

Agent Comments

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Price: \$685,000
Method: Private Sale
Date: 28/10/2025
Property Type: Unit
Land Size: 219 sqm approx



3/78 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$735,000
Method: Private Sale
Date: 23/10/2025
Property Type: Unit
Land Size: 293 sqm approx



6/85 Park Rd ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$722,500
Method: Private Sale
Date: 15/10/2025
Property Type: Unit
Land Size: 195 sqm approx

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