

# 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

4/852 Main Road, 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

\$760,000

&

\$780,000

### Median sale price

Median price

\$825,500

Property Type

Unit

Suburb

Eltham

Period - From

25/05/2025

to

24/11/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/852 Main Road Eltham VIC	\$800,000	18/08/2025
4/20 Dudley Street Eltham VIC 3095	\$780,000	25/06/2025
1/13 Bible Street Eltham VIC 3095	\$763,000	29/05/2025

This Statement of Information was prepared on:

25/11/2025