

## 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

5/33 Arthur Street, Eltham Vic 3095

### Indicative selling price

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

Single price \$799,000

### Median sale price

Median price \$825,000

Property Type Unit

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	4/47 York St ELTHAM 3095	\$810,000	19/02/2025
2	1/1256 Main Rd ELTHAM 3095	\$810,000	18/12/2024
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:

14/05/2025 13:57

6/33 Arthur Street, Eltham Vic 3095



first national  
REAL ESTATE | Bill Schlink

Eddie Fakhri

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Indicative Selling Price

\$799,000

Median Unit Price

March quarter 2025: \$825,000



Property Type:

Agent Comments

## Comparable Properties



4/47 York St ELTHAM 3095 (REI)



3



1



2

Agent Comments

Price: \$810,000

Method: Private Sale

Date: 19/02/2025

Rooms: 5

Property Type: Unit

1/1256 Main Rd ELTHAM 3095 (REI)



3



2



2

Agent Comments

Price: \$810,000

Method: Private Sale

Date: 18/12/2024

Property Type: Unit

Land Size: 408 sqm approx

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.

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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