Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

•	_	
	Address	5/33 Arthur Street, Eltham Vic 3095
Includi	ng suburb and	
ii iciddi	ng subuib and	

Address	5/33 Arthur Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$799,000

Median sale price

Median price	\$825,000	Pro	perty Type Uni	t		Suburb	Eltham
Period - From	01/01/2025	to	31/03/2025	Sou	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

В* 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
--	------------------

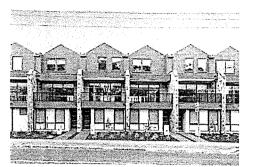


i/33 Arthur Street, Eltham Vic 3095



Eddie Fakhri 9846 2111 0402 425 715 eddie@billschlink.com.au

Indicative Selling Price \$799,000 Median Unit Price March quarter 2025: \$825,000





Comparable Properties



4/47 York St ELTHAM 3095 (REI)

43 🕶 1 🗲

Price: \$810,000 Method: Private Sale Date: 19/02/2025 Rooms: 5 Property Type: Unit Agent Comments

1/1256 Main Rd ELTHAM 3095 (REI)

2

Price: \$810,000 Method: Private Sale Date: 18/12/2024 Property Type: Unit Land Size: 408 sqm approx Agent Comments

he estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within wo kilometres of the property for sale in the last six months.

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1986 (Ch.). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate institute of Victoria.

The Information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.