

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

6/28 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$710,000

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	6/31 Dudley St ELTHAM 3095	\$750,000	20/10/2025
2	19/804 Main Rd ELTHAM 3095	\$665,000	29/08/2025
3	1/5-7 Luck St ELTHAM 3095	\$657,500	26/07/2025

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:

24/10/2025 09:29



 2  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$710,000

Median Unit Price

September quarter 2025: \$753,500

Comparable Properties



6/31 Dudley St ELTHAM 3095 (REI)

Agent Comments

 2  2  1

Price: \$750,000

Method: Private Sale

Date: 20/10/2025

Property Type: Townhouse (Single)



19/804 Main Rd ELTHAM 3095 (REI)

Agent Comments

 2  1  1

Price: \$665,000

Method: Private Sale

Date: 29/08/2025

Property Type: Apartment



1/5-7 Luck St ELTHAM 3095 (REI)

Agent Comments

 2  1  2

Price: \$657,500

Method: Private Sale

Date: 26/07/2025

Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243