

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

7/21 Grove Street, Eltham Vic 3095

Indicative selling price

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

Range between \$790,000

&

\$840,000

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.

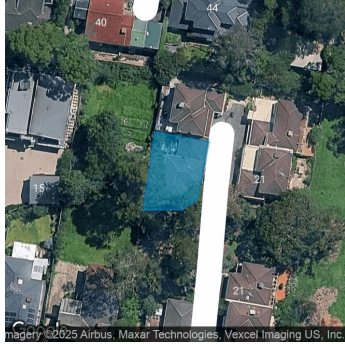
	Address of comparable property	Price	Date of sale
1	14/72 Bridge St ELTHAM 3095	\$838,777	15/05/2025
2	4/47 York St ELTHAM 3095	\$810,000	19/02/2025
3	8/36 Livingstone Rd ELTHAM 3095	\$730,000	22/11/2024

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:

10/06/2025 15:27



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

March quarter 2025: \$825,000

Comparable Properties



14/72 Bridge St ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$838,777

Method: Private Sale

Date: 15/05/2025

Property Type: Townhouse (Single)

Land Size: 167 sqm approx



4/47 York St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$810,000

Method: Private Sale

Date: 19/02/2025

Rooms: 5

Property Type: Unit



8/36 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$730,000

Method: Private Sale

Date: 22/11/2024

Property Type: Unit

Land Size: 255 sqm approx

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