## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7/21 Grove Street, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$790,000		&		\$840,000			
Median sale pr	ice							
Median price	\$825,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/01/2025	to	31/03/2025		So	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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



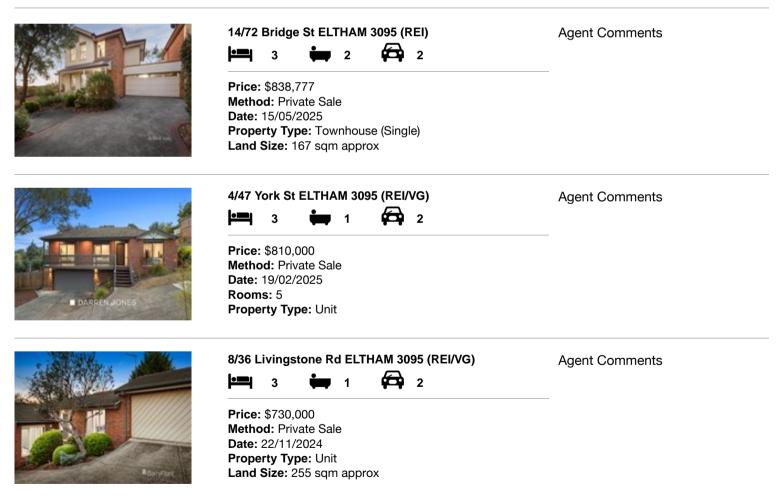






Property Type: Townhouse Agent Comments Indicative Selling Price \$790,000 - \$840,000 Median Unit Price March quarter 2025: \$825,000

# **Comparable Properties**



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



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