

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

7/47 York Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$838,777

Property Type

Unit

Suburb

Eltham

Period - From

01/04/2025

to

30/06/2025

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	4/172 Pitt St ELTHAM 3095	\$825,000	10/06/2025
2	31 Luck St ELTHAM 3095	\$817,500	28/02/2025
3	4/47 York St ELTHAM 3095	\$810,000	19/02/2025

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:

19/08/2025 12:26



3 1 2

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 267 sqm approx

Agent Comments

Comparable Properties



4/172 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$825,000

Method: Private Sale

Date: 10/06/2025

Rooms: 5

Property Type: Unit

Land Size: 350 sqm approx



31 Luck St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$817,500

Method: Private Sale

Date: 28/02/2025

Property Type: House (Res)

Land Size: 278 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