

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

G08/27 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$737,500

Property Type

Unit

Suburb

Eltham

Period - From

28/05/2024

to

27/05/2025

Source

Property Data

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	2/62 Beard St ELTHAM 3095	\$501,000	26/03/2025
2			
3			

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:

28/05/2025 11:57



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
28/05/2024 - 27/05/2025: \$737,500

Comparable Properties



2/62 Beard St ELTHAM 3095 (REI/VG)

1 1 2

Price: \$501,000
Method: Private Sale
Date: 26/03/2025
Property Type: Unit
Land Size: 271 sqm approx

Agent Comments
Beard Street was a unit rather than an apartment

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.