

# 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

1/12 Sheffield Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$780,000

### Median sale price

Median price \$1,292,500 Property Type House Suburb Eltham

Period - From 19/06/2023 to 18/06/2024 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	1/60 Beard St ELTHAM 3095	\$840,000	14/05/2024
2	64 Livingstone Rd ELTHAM 3095	\$807,000	08/06/2024
3	1/42 John St ELTHAM 3095	\$800,000	02/02/2024

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: 19/06/2024 11:27



3  
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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$720,000 - \$780,000

**Median House Price**

19/06/2023 - 18/06/2024: \$1,292,500

## Comparable Properties



**1/60 Beard St ELTHAM 3095 (REI)**

3  
 1  
 3

**Price:** \$840,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** Unit

**Land Size:** 333 sqm approx

Agent Comments

Smaller land at Beard St however had been fully styled and presented for sale



**64 Livingstone Rd ELTHAM 3095 (REI)**

3  
 1  
 2

**Price:** \$807,000

**Method:** Auction Sale

**Date:** 08/06/2024

**Property Type:** House

**Land Size:** 516 sqm approx

Agent Comments

Sold by auction - had been mostly renovated and landscaped



**1/42 John St ELTHAM 3095 (REI/VG)**

3  
 1  
 2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** Unit

Agent Comments

Sold earlier this year - purchaser of this unit (1) also purchased the rear home behind (2/42 John St)

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