

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

1/1220 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$936,556 Property Type Townhouse Suburb Eltham

Period - From 19/03/2023 to 18/03/2024 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	3/15 Grove St ELTHAM 3095	\$922,012	15/12/2023
2	1/1320 Main Rd ELTHAM 3095	\$860,000	07/10/2023
3	3/34 Batman Rd ELTHAM 3095	\$850,000	19/10/2023

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: 19/03/2024 13:07



3 2 2

Property Type: Townhouse
Land Size: 298 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Townhouse Price
19/03/2023 - 18/03/2024: \$936,556

Comparable Properties



3/15 Grove St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$922,012
Method: Private Sale
Date: 15/12/2023
Property Type: Townhouse (Single)
Land Size: 189 sqm approx



1/1320 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)



3/34 Batman Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 1

Price: \$850,000
Method: Private Sale
Date: 19/10/2023
Property Type: Unit
Land Size: 266 sqm approx

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