

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

1/22 Silver 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 \$770,000 Property Type Unit Suburb Eltham

Period - From 27/07/2025 to 26/07/2026 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	2/7 Cecil St ELTHAM 3095	\$795,000	17/06/2026
2	9/36 Livingstone Rd ELTHAM 3095	\$817,000	18/05/2026
3	2/20 Cecil St ELTHAM 3095	\$790,000	10/04/2026

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:

27/07/2026 17:27



3 1 2

Property Type: Unit

Land Size: 251 sqm approx

Agent Comments

Comparable Properties



2/7 Cecil St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$795,000

Method: Private Sale

Date: 17/06/2026

Property Type: Townhouse (Single)

Land Size: 155 sqm approx



9/36 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$817,000

Method: Private Sale

Date: 18/05/2026

Property Type: Unit

Land Size: 230 sqm approx



2/20 Cecil St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$790,000

Method: Private Sale

Date: 10/04/2026

Property Type: Unit

Land Size: 360 sqm approx