

# 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

11 Porter 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Eltham

Period - From 10/10/2022 to 09/10/2023 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	235 Bolton St ELTHAM 3095	\$977,000	29/05/2023
2	82 John St ELTHAM 3095	\$970,000	31/05/2023
3	6 Meruka Dr ELTHAM 3095	\$960,000	25/09/2023

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:

10/10/2023 10:38

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3   1   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
10/10/2022 - 09/10/2023: \$1,200,000

## Comparable Properties



**235 Bolton St ELTHAM 3095 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$977,000  
**Method:** Private Sale  
**Date:** 29/05/2023  
**Property Type:** House  
**Land Size:** 542 sqm approx



**82 John St ELTHAM 3095 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 31/05/2023  
**Property Type:** House  
**Land Size:** 771 sqm approx



**6 Meruka Dr ELTHAM 3095 (REI)**

Agent Comments

4   2   2

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 25/09/2023  
**Property Type:** House  
**Land Size:** 790 sqm approx

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