

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

2/10 Cecil Street, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Eltham

Period - From 18/01/2023 to 17/01/2024 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	6/29 Batman Rd ELTHAM 3095	\$955,000	02/09/2023
2	5/35 York St ELTHAM 3095	\$951,100	29/09/2023
3	5/36 Beard St ELTHAM 3095	\$850,000	30/11/2023

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:

18/01/2024 12:05



3 - 2

Property Type: House (Res)

Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$940,000

Median Unit Price

18/01/2023 - 17/01/2024: \$715,000

Comparable Properties



6/29 Batman Rd ELTHAM 3095 (REI/VG)

3 2 2

Price: \$955,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit

Land Size: 441 sqm approx

Agent Comments

Batman Road had an additional living zone



5/35 York St ELTHAM 3095 (REI/VG)

3 2 2

Price: \$951,100

Method: Private Sale

Date: 29/09/2023

Property Type: Townhouse (Res)

Land Size: 220 sqm approx

Agent Comments



5/36 Beard St ELTHAM 3095 (REI)

3 2 2

Price: \$850,000

Method: Private Sale

Date: 30/11/2023

Property Type: Unit

Land Size: 409 sqm approx

Agent Comments

Cecil Street is a superior position

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