

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

2/1248 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$980,000 & \$1,075,000

Median sale price

Median price \$726,400 Property Type Unit Suburb Eltham

Period - From 01/04/2023 to 31/03/2024 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	2/1386 Main Rd ELTHAM 3095	\$1,100,000	12/03/2024
2	4/1324 Main Rd ELTHAM 3095	\$1,010,000	20/04/2024
3	5/706 Main Rd ELTHAM 3095	\$980,000	19/11/2023

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:

07/05/2024 12:58



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Property Type: Unit
Land Size: 150 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,075,000
Median Unit Price
Year ending March 2024: \$726,400

Comparable Properties



2/1386 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 12/03/2024
Property Type: Townhouse (Single)
Land Size: 281 sqm approx



4/1324 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  3

Price: \$1,010,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit
Land Size: 529 sqm approx

5/706 Main Rd ELTHAM 3095 (VG)

Agent Comments

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Price: \$980,000
Method: Sale
Date: 19/11/2023
Property Type: Strata Unit/Flat

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