

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

211 Fourth Avenue, Eden Park Vic 3757

Indicative selling price

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

Single price

\$1,135,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Eden Park

Period - From

10/04/2024

to

09/04/2025

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	244 Sixth Av EDEN PARK 3757	\$1,100,000	21/02/2025
2			
3			

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:

10/04/2025 14:12



Brett Sparks
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Indicative Selling Price

\$1,135,000

Median House Price

10/04/2024 - 09/04/2025: \$1,100,000



Property Type:
Agent Comments

Comparable Properties



244 Sixth Av EDEN PARK 3757 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 8012 sqm approx

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.



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