

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

26 Andrews Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 to 31/12/2023 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	8 Scarlet Ash Ct ELTHAM 3095	\$1,115,000	12/03/2024
2	1331 Main Rd ELTHAM 3095	\$1,110,000	13/12/2023
3	22 Coolabah Dr ELTHAM 3095	\$1,080,000	28/11/2023

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:

28/03/2024 16:51



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Property Type: House
Land Size: 920 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,150,000
Median House Price
 December quarter 2023: \$1,265,000

Comparable Properties



8 Scarlet Ash Ct ELTHAM 3095 (REI)

Agent Comments

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Price: \$1,115,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 905 sqm approx



1331 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$1,110,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: House (Res)
Land Size: 779 sqm approx



22 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments

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  2

Price: \$1,080,000
Method: Private Sale
Date: 28/11/2023
Property Type: House (Res)
Land Size: 937 sqm approx

Account - Barry Plant | P: 03 9842 8888