

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

3/35 Silver Street, Eltham Vic 3095

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$895,000 Property Type Townhouse Suburb Eltham

Period - From 17/07/2025 to 16/07/2026 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	6/72 Bridge St ELTHAM 3095	\$865,000	22/03/2026
2	1/16 Starling St MONTMORENCY 3094	\$897,500	16/03/2026
3	2/1152 Main Rd ELTHAM 3095	\$895,000	03/02/2026

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:

17/07/2026 08:17



Rooms: 5

Property Type: Townhouse

Land Size: 375 sqm approx

Agent Comments

Comparable Properties

6/72 Bridge St ELTHAM 3095 (VG)

Agent Comments



Price: \$865,000

Method: Sale

Date: 22/03/2026

Property Type: Flat/Unit/Apartment (Res)



1/16 Starling St MONTMORENCY 3094 (VG)

Agent Comments



Price: \$897,500

Method: Sale

Date: 16/03/2026

Property Type: Flat/Unit/Apartment (Res)



2/1152 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 03/02/2026

Rooms: 6

Property Type: Townhouse (Res)