

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

4/35 York Street, Eltham Vic 3095

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$922,012 Property Type Townhouse Suburb Eltham

Period - From 26/03/2023 to 25/03/2024 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	5/35 York St ELTHAM 3095	\$951,100	29/09/2023
2	3/15 Grove St ELTHAM 3095	\$922,012	15/12/2023
3	4/77 Dalton St ELTHAM 3095	\$850,000	20/11/2023

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:

26/03/2024 14:22



3 1 2

Property Type: Townhouse

Land Size: 209 sqm approx

Agent Comments

Indicative Selling Price

\$830,000 - \$880,000

Median Townhouse Price

26/03/2023 - 25/03/2024: \$922,012

Comparable Properties



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

Next-door property offered a higher level of finishes with the kitchen updated, and an addition of a second bathroom downstairs. Both bathrooms were renovated.



3/15 Grove St ELTHAM 3095 (REI/VG)

3 2 2

Price: \$922,012

Method: Private Sale

Date: 15/12/2023

Property Type: Townhouse (Single)

Land Size: 189 sqm approx

Agent Comments

Newer townhouse with a common wall attached to next door. 7 years old and offered a second bathroom.



4/77 Dalton St ELTHAM 3095 (REI/VG)

3 1 2

Price: \$850,000

Method: Private Sale

Date: 20/11/2023

Property Type: Unit

Land Size: 267 sqm approx

Agent Comments

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