

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

4/77 Dalton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$795,000 & \$860,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Eltham

Period - From 01/10/2022 to 30/09/2023 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	1/2 Robert St MONTMORENCY 3094	\$840,000	09/10/2023
2	3/5 Mccarthy Gr MONTMORENCY 3094	\$836,000	23/09/2023
3	10 Walsh St ELTHAM 3095	\$800,000	13/05/2023

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:

26/10/2023 11:06



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Rooms: 5
Property Type: Unit
Land Size: 267 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$795,000 - \$860,000
Median Unit Price
Year ending September 2023: \$745,000

Comparable Properties



1/2 Robert St MONTMORENCY 3094 (REI)

[Agent Comments](#)

3 1 2

Price: \$840,000
Method: Private Sale
Date: 09/10/2023
Property Type: Unit
Land Size: 308 sqm approx



3/5 Mccarthy Gr MONTMORENCY 3094 (REI)

[Agent Comments](#)

3 2 2

Price: \$836,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)
Land Size: 305 sqm approx



10 Walsh St ELTHAM 3095 (REI)

[Agent Comments](#)

3 1 -

Price: \$800,000
Method: Private Sale
Date: 13/05/2023
Property Type: House
Land Size: 356 sqm approx

Account - Jellis Craig | P: 03 94321444