

# 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

42 Henry Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$9,000,000 & \$9,900,000

### Median sale price

Median price \$1,320,750 Property Type House Suburb Eltham

Period - From 01/01/2024 to 31/03/2024 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	75 Frank St ELTHAM 3095	\$990,000	30/01/2024
2	80 Bible St ELTHAM 3095	\$975,000	02/03/2024
3	46 Bible St ELTHAM 3095	\$950,000	18/03/2024

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:

01/05/2024 13:09



3   1   1

**Property Type:** House  
**Land Size:** 879 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$9,000,000 - \$9,900,000  
**Median House Price**  
March quarter 2024: \$1,320,750

## Comparable Properties



**75 Frank St ELTHAM 3095 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** House (Res)  
**Land Size:** 936 sqm approx



**80 Bible St ELTHAM 3095 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 02/03/2024  
**Property Type:** House  
**Land Size:** 864 sqm approx



**46 Bible St ELTHAM 3095 (REI)**

**Agent Comments**

3   2   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 18/03/2024  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192