

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

6/30 Stanley Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Eltham

Period - From 04/04/2023 to 03/04/2024 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	3/85 Park Rd ELTHAM 3095	\$705,000	21/02/2024
2	10/39-41 Arthur St ELTHAM 3095	\$685,000	06/10/2023
3	2/27 Pryor St ELTHAM 3095	\$620,000	25/10/2023

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:

04/04/2024 11:13



Rooms: 7
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$620,000 - \$670,000
Median Unit Price
 04/04/2023 - 03/04/2024: \$720,000

Comparable Properties



3/85 Park Rd ELTHAM 3095 (REI)



Agent Comments

Similar with larger backyard

Price: \$705,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: Unit



10/39-41 Arthur St ELTHAM 3095 (REI)



Agent Comments

Smaller internal, larger backyard

Price: \$685,000
Method: Private Sale
Date: 06/10/2023
Rooms: 5
Property Type: Unit



2/27 Pryor St ELTHAM 3095 (REI/VG)



Agent Comments

Much smaller unit, with carport and shared wall

Price: \$620,000
Method: Private Sale
Date: 25/10/2023
Property Type: Unit
Land Size: 121 sqm approx

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