

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

63 Henry Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham

Period - From 01/01/2023

to 31/12/2023

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	2/3 Diamond St ELTHAM 3095	\$1,200,000	13/11/2023
2	1/91 Park Rd ELTHAM 3095	\$1,175,000	18/11/2023
3	16 Grey St ELTHAM 3095	\$1,125,000	03/04/2024

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:

11/04/2024 11:22



4 2 1

Rooms: 5
Property Type: House (Res)
Land Size: 485 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2023: \$1,230,000

Comparable Properties



2/3 Diamond St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 13/11/2023
Property Type: House
Land Size: 410 sqm approx



1/91 Park Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,175,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 348 sqm approx



16 Grey St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,125,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 397 sqm approx

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