

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

4/93 Railway Parade, Eltham Vic 3095

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Eltham

Period - From

01/07/2025

to

30/06/2026

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	4/1187 Main Rd ELTHAM 3095	\$560,000	09/07/2026
2	1/43 Railway Pde ELTHAM 3095	\$588,000	02/03/2026
3			

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:

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Justin Booth

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2026: \$755,000

 2  1  1

Property Type: Retirement Unit

Agent Comments

Comparable Properties



4/1187 Main Rd ELTHAM 3095 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 09/07/2026

Property Type: Unit

Land Size: 124 sqm approx



1/43 Railway Pde ELTHAM 3095 (REI/VG)

Agent Comments

 2  1  1

Price: \$588,000

Method: Private Sale

Date: 02/03/2026

Property Type: Unit

Land Size: 128 sqm approx

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.

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



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