

## 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

1/42 SHALBURY AVENUE ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Eltham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

2/1164 MAIN ROAD ELTHAM VIC 3095	\$870,000	03-Jun-25
20 BRIXTON AVENUE ELTHAM NORTH VIC 3095	\$925,000	04-Feb-25

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 6 months.

This Statement of Information was prepared on: 18 June 2025

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**2/1164 MAIN ROAD ELTHAM VIC 3095**

 3  2  2

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**03-Jun-25**

Distance

**0.77km**



**20 BRIXTON AVENUE ELTHAM NORTH VIC 3095**

 3  2  2

Sold Price

**\$925,000**

Sold Date

**04-Feb-25**

Distance

**2.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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