

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

1/515 Main Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$929,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Eltham

Period - From

01/07/2024

to

30/06/2025

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	2/118 Bridge St ELTHAM 3095	\$1,100,000	30/05/2025
2	46 Looker Rd MONTMORENCY 3094	\$910,000	09/05/2025
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:

21/07/2025 14:30

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Indicative Selling Price
\$929,000

Median House Price
Year ending June 2025: \$1,230,000



3 2 2

Property Type: House
Land Size: 398 sqm approx
Agent Comments

Comparable Properties

2/118 Bridge St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 30/05/2025
Rooms: 4
Property Type: Unit
Land Size: 329 sqm approx



46 Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$910,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 570 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.