#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$1,350,000 & \$1,410,000	Range between	\$1,350,000	&	\$1,410,000
---	---------------	-------------	---	-------------

#### Median sale price

Median price	\$1,260,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/04/2025	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	2/93 Arthur St ELTHAM 3095	\$1,410,000	26/07/2025
2	1/44 Lilicur Rd MONTMORENCY 3094	\$1,380,000	22/04/2025
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:	28/07/2025 19:16



Date of sale

## RT Edgar



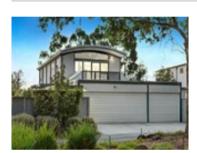


**Property Type:** House **Land Size:** 596 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,350,000 - \$1,410,000 Median House Price June quarter 2025: \$1,260,000

### Comparable Properties



2/93 Arthur St ELTHAM 3095 (REI)

3

**—** 

2

**3** 

**Price:** \$1,410,000 **Method:** Auction Sale **Date:** 26/07/2025

Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments



1/44 Lilicur Rd MONTMORENCY 3094 (REI/VG)

4

Ė

**9** 2

<del>7</del>

**Agent Comments** 

Price: \$1,380,000 Method: Private Sale

**Date:** 22/04/2025 **Rooms:** 8

Property Type: House (Res) Land Size: 526 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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



