

# 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

2/54 Henry Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$1,227,500

Property Type House

Suburb Eltham

Period - From 01/01/2025

to 31/03/2025

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	2/209 Rattray Rd MONTMORENCY 3094	\$1,620,000	28/05/2025
2	19 Mulberry Ct ELTHAM 3095	\$1,641,000	26/04/2025
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:

04/07/2025 11:57



4 3 2

Property Type: House  
Land Size: 564 sqm approx  
Agent Comments

Comparable Properties



2/209 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

5 3 2

Price: \$1,620,000  
Method: Private Sale  
Date: 28/05/2025  
Property Type: House (Res)  
Land Size: 631 sqm approx



19 Mulberry Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,641,000  
Method: Private Sale  
Date: 26/04/2025  
Property Type: House  
Land Size: 926 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.