## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 2/54 Henry Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,600,000		&		\$1,760,000				
Median sale price									
Median price	\$1,227,500	Pro	Property Type Ho		ouse		Suburb	Eltham	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress 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**<sup>\*</sup> 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









**Property Type:** House **Land Size:** 564 sqm approx Agent Comments Sam Kocuk 8841 4888 0419 311 222 samkocuk@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price March quarter 2025: \$1,227,500

# **Comparable Properties**

2/209 Rattray Rd MONTMORENCY 3094 (REI/VG) 5  3  2 Price: \$1,620,000 Method: Private Sale Date: 28/05/2025 Property Type: House (Res) Land Size: 631 sqm approx	Agent Comments
19 Mulberry Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,641,000 Method: Private Sale Date: 26/04/2025 Property Type: House Land Size: 926 sqm approx	Agent Comments

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 8841 4888



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