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	2/7 Cecil Street, Eltham Vic 3095

Indicative selling price

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

Single price $820,000

Median sale price

Median price $770,000 Property Type Unit Suburb Eltham

Period - From 01/04/2025 to 31/03/2026 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	9/36 Livingstone Rd ELTHAM 3095	$817,000	18/05/2026
2	86 Pitt St ELTHAM 3095	$830,000	11/04/2026
3	2/20 Cecil St ELTHAM 3095	$790,000	10/04/2026

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: 04/06/2026 10:14

2/7 Cecil Street, Eltham Vic 3095

Craig Maskell
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3 1 1

Property Type: Townhouse (Single)
Land Size: 155 sqm approx

Agent Comments

Indicative Selling Price
$820,000
Median Unit Price
Year ending March 2026: $770,000

Comparable Properties



9/36 Livingstone Rd ELTHAM 3095 (REI)

3 1 2

Price: $817,000
Method: Private Sale
Date: 18/05/2026
Property Type: Unit
Land Size: 230 sqm approx

Agent Comments



86 Pitt St ELTHAM 3095 (REI/VG)

3 1 1

Price: $830,000
Method: Private Sale
Date: 11/04/2026
Property Type: House
Land Size: 337 sqm approx

Agent Comments



2/20 Cecil St ELTHAM 3095 (REI)

3 1 1

Price: $790,000
Method: Private Sale
Date: 10/04/2026
Property Type: Unit
Land Size: 360 sqm approx

Agent Comments

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