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	40 Arthur Street, Eltham, VIC 3095

Indicative selling price

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

$1,195,000

Median sale price

Median price	$1,300,000	Property Type	House	Suburb	ELTHAM
Period - From	08/05/2024	to	07/11/2024	Source	price_finder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 17 Floriston Grove Eltham Vic 3095	$1,241,000	19/08/2024
2 63 Henry Street Eltham Vic 3095	$1,145,000	15/06/2024
3		

This Statement of Information was prepared on: 08/11/2024