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	3/5 Batman Road, Eltham Vic 3095

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $760,000 Property Type Unit Suburb Eltham

Period - From 01/07/2023 to 30/06/2024 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	3/22 Silver St ELTHAM 3095	$705,000	22/08/2024
2	1/12 Sheffield St ELTHAM 3095	$750,000	09/08/2024
3	5/836 Main Rd ELTHAM 3095	$765,000	22/06/2024

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: 24/09/2024 17:25

3/5 Batman Road, Eltham Vic 3095



3 1 2

Property Type: Unit
Land Size: 228 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
Year ending June 2024: $760,000

Comparable Properties



3/22 Silver St ELTHAM 3095 (REI)

3 1 1

Price: $705,000
Method: Private Sale
Date: 22/08/2024
Property Type: Unit
Land Size: 244 sqm approx

Agent Comments

Inferior location, less car accommodation and inferior presentation.



1/12 Sheffield St ELTHAM 3095 (REI)

3 1 2

Price: $750,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 421 sqm approx

Agent Comments

Inferior overall condition of the home, larger block size.



5/836 Main Rd ELTHAM 3095 (REI/VG)

3 1 2

Price: $765,000
Method: Private Sale
Date: 22/06/2024
Property Type: Unit
Land Size: 284 sqm approx

Agent Comments

Inferior location, inferior car accommodation (double carport not garage), superior presentation and backyard/outdoor entertaining area.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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