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	205 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between $820,000 & $865,000

Median sale price

Median price $1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 to 30/09/2024 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	3/19 Karingal Dr MONTMORENCY 3094	$847,500	08/10/2024
2	48 Ryans Rd ELTHAM 3095	$840,000	31/08/2024
3	4/35 York St ELTHAM 3095	$855,000	15/05/2024

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: 14/11/2024 13:41

205 Bolton Street, Eltham Vic 3095



3 2 1

Property Type: House
Land Size: 459 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $865,000
Median House Price
Year ending September 2024: $1,265,000

Comparable Properties



3/19 Karingal Dr MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $847,500
Method: Private Sale
Date: 08/10/2024
Property Type: Unit

Agent Comments



48 Ryans Rd ELTHAM 3095 (REI/VG)

3 2 -

Price: $840,000
Method: Private Sale
Date: 31/08/2024
Property Type: House
Land Size: 836 sqm approx

Agent Comments



4/35 York St ELTHAM 3095 (REI/VG)

3 1 2

Price: $855,000
Method: Private Sale
Date: 15/05/2024
Property Type: Townhouse (Single)
Land Size: 209 sqm approx

Agent Comments

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

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