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<br>Including suburb and postcode | 38 Henry Street, Eltham Vic 3095 |

## Indicative selling price

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

Range between $950,000 & $1,025,000

## Median sale price

Median price $1,235,000 Property Type House Suburb Eltham

Period - From 01/01/2024 to 31/12/2024 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 | 79 Scenic Cr ELTHAM NORTH 3095 | $1,015,000 | 30/01/2025 |
| 2 | 39 Silver St ELTHAM 3095 | $1,020,000 | 28/11/2024 |
| 3 | | | |

**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: 31/01/2025 10:56

# 38 Henry Street, Eltham Vic 3095

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



2 1

**Rooms:** 2
**Property Type:** House
**Land Size:** 862 sqm approx

Agent Comments

**Indicative Selling Price**
$950,000 - $1,025,000
**Median House Price**
Year ending December 2024: $1,235,000

## Comparable Properties



**79 Scenic Cr ELTHAM NORTH 3095 (REI)**

2 1 2

**Price:** $1,015,000
**Method:** Private Sale
**Date:** 30/01/2025
**Property Type:** House
**Land Size:** 1401 sqm approx

Agent Comments



**39 Silver St ELTHAM 3095 (REI)**

3 1 4

**Price:** $1,020,000
**Method:** Private Sale
**Date:** 28/11/2024
**Rooms:** 4
**Property Type:** House (Res)
**Land Size:** 1011 sqm approx

Agent Comments

This home has a extra bedroom

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.



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