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	5/1326 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $760,000 Property Type Unit 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	3/14 Research Warrandyte Rd RESEARCH 3095	$885,000	24/02/2025
2	8 Brushtail Cl ELTHAM NORTH 3095	$852,000	24/02/2025
3	1/28-32 Livingstone Rd ELTHAM 3095	$880,000	02/11/2024

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: 25/03/2025 14:31

5/1326 Main Road, Eltham Vic 3095

Jake Rushton
94321444
0409 963 489
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3 2 2

Rooms: 6
Property Type: Unit
Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median Unit Price
Year ending December 2024: $760,000

Comparable Properties



3/14 Research Warrandyte Rd RESEARCH 3095 (REI/VG)

3 2 2

Price: $885,000
Method: Private Sale
Date: 24/02/2025
Property Type: Townhouse (Single)
Land Size: 297 sqm approx

Agent Comments



8 Brushtail Cl ELTHAM NORTH 3095 (REI)

3 2 2

Price: $852,000
Method: Private Sale
Date: 24/02/2025
Property Type: Townhouse (Single)

Agent Comments



1/28-32 Livingstone Rd ELTHAM 3095 (REI)

3 2 2

Price: $880,000
Method: Private Sale
Date: 02/11/2024
Property Type: Townhouse (Single)
Land Size: 395 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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