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	2/5 Flint Street, Eltham Vic 3095

Indicative selling price

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

Range between $840,000 & $880,000

Median sale price

Median price $745,000 Property Type Unit Suburb Eltham

Period - From 09/04/2024 to 08/04/2025 Source Property Data

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	1/80 Mountain View Rd MONTMORENCY 3094	$840,000	30/01/2025
2	1/7 John St ELTHAM 3095	$850,000	07/12/2024
3	4/415 Main Rd MONTMORENCY 3094	$840,000	28/11/2024

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: 09/04/2025 09:02

2/5 Flint Street, Eltham Vic 3095



3 2 1

Property Type: Unit
Land Size: 387 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $880,000
Median Unit Price
09/04/2024 - 08/04/2025: $745,000

Comparable Properties



1/80 Mountain View Rd MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 30/01/2025
Property Type: Unit
Land Size: 218 sqm approx

Agent Comments

Mountain View Road was on a development complex of 8 with owners corporation



1/7 John St ELTHAM 3095 (REI/VG)

3 1 2

Price: $850,000
Method: Sold Before Auction
Date: 07/12/2024
Property Type: Unit
Land Size: 292 sqm approx

Agent Comments

John Street had one less bathroom



4/415 Main Rd MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 28/11/2024
Property Type: Townhouse (Single)
Land Size: 241 sqm approx

Agent Comments

Main Road address- inferior location. Main Road also had an owners corporation where Flint Street is without owners corporation.

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

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