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	19/804 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $838,777 Property Type Unit Suburb Eltham

Period - From 01/04/2025 to 30/06/2025 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	2/1298 Main Rd ELTHAM 3095	$680,000	10/07/2025
2	1/5 Stanley Av ELTHAM 3095	$680,000	12/03/2025
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: 17/07/2025 16:30

19/804 Main Road, Eltham Vic 3095

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $680,000
Median Unit Price
June quarter 2025: $838,777

Comparable Properties



2/1298 Main Rd ELTHAM 3095 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 10/07/2025
Property Type: Unit

Agent Comments



1/5 Stanley Av ELTHAM 3095 (VG)

2 - -

Price: $680,000
Method: Sale
Date: 12/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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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