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: 2/1-3 Andrews Street, Eltham Vic 3095

Indicative selling price

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

Range between $750,000 & $820,000

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	1/45 Frank St ELTHAM 3095	$826,000	12/08/2025
2	4/20 Dudley St ELTHAM 3095	$780,000	25/06/2025
3	3/10 Ingrams Rd RESEARCH 3095	$730,000	26/04/2025

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.~~

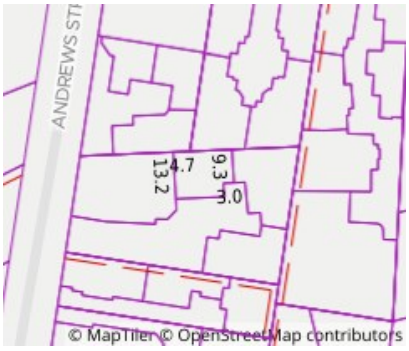
This Statement of Information was prepared on: 04/09/2025 11:38

2/1-3 Andrews Street, Eltham Vic 3095

JellisCraig

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Indicative Selling Price
$750,000 - $820,000
Median Unit Price
June quarter 2025: $838,777



3

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



1/45 Frank St ELTHAM 3095 (REI)

3 1 1

Price: $826,000
Method: Private Sale
Date: 12/08/2025
Rooms: 4
Property Type: Unit
Land Size: 292 sqm approx

Agent Comments

4/20 Dudley St ELTHAM 3095 (REI/VG)

3 1 2

Price: $780,000
Method: Private Sale
Date: 25/06/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments



3/10 Ingrams Rd RESEARCH 3095 (REI/VG)

3 1 1

Price: $730,000
Method: Private Sale
Date: 26/04/2025
Property Type: Unit
Land Size: 235 sqm approx

Agent Comments

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