

# 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

1/5 Andrews Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$845,000

Property Type Townhouse

Suburb Eltham

Period - From 29/07/2025

to

28/07/2026

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 | 1/3 Carmen CI ELTHAM 3095      | \$930,000 | 01/07/2026   |
| 2 | 4/1443 Main Rd ELTHAM 3095     | \$950,000 | 26/05/2026   |
| 3 | 4/2 Parsons Rd ELTHAM 3095     | \$885,000 | 24/04/2026   |

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:

29/07/2026 09:39



 3  2  2

**Property Type:** Townhouse (Res)

**Land Size:** 250 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

29/07/2025 - 28/07/2026: \$845,000

## Comparable Properties



**1/3 Carmen CI ELTHAM 3095 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 01/07/2026

**Property Type:** Unit

**Land Size:** 321 sqm approx



**4/1443 Main Rd ELTHAM 3095 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 26/05/2026

**Property Type:** Townhouse (Res)



**4/2 Parsons Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  3  2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 24/04/2026

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 269 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243