

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
2/16 Inez Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$742,500 Property Type Unit Suburb Eltham
Period - From 01/10/2025 to 31/12/2025 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	7/47 York St ELTHAM 3095	\$800,000	17/09/2025
2	6/852 Main Rd ELTHAM 3095	\$800,000	18/08/2025
3	1/13 Bible St ELTHAM 3095	\$763,000	29/05/2025

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:

16/01/2026 10:46

**Property Type:** Unit

Agent Comments

Indicative Selling Price

\$740,000 - \$780,000

Median Unit Price

December quarter 2025: \$742,500

Comparable Properties

**7/47 York St ELTHAM 3095 (REI/VG)**

Agent Comments

Price: \$800,000**Method:** Private Sale**Date:** 17/09/2025**Property Type:** Unit**Land Size:** 266 sqm approx**6/852 Main Rd ELTHAM 3095 (REI/VG)**

Agent Comments

Price: \$800,000**Method:** Private Sale**Date:** 18/08/2025**Rooms:** 5**Property Type:** Unit**Land Size:** 140 sqm approx**1/13 Bible St ELTHAM 3095 (VG)**

Agent Comments

Price: \$763,000**Method:** Sale**Date:** 29/05/2025**Property Type:** Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888