

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



 3  1  1

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

 3  1  2

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

 3  1  1

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

 3  1  1

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

Account - Barry Plant | P: 03 9842 8888