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	1/54 Metery Road, Eltham Vic 3095

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $825,000 Property Type Unit Suburb Eltham

Period - From 01/01/2025 to 31/03/2025 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	31 Luck St ELTHAM 3095	$817,500	28/02/2025
2	4/47 York St ELTHAM 3095	$810,000	19/02/2025
3	1/25 Lilian Pde ELTHAM 3095	$806,500	04/02/2025

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: 15/04/2025 09:07

1/54 Metery Road, Eltham Vic 3095



3 2 2

Property Type: Unit
Land Size: 532 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
March quarter 2025: $825,000

Comparable Properties



31 Luck St ELTHAM 3095 (REI)

3 1 2

Price: $817,500
Method: Private Sale
Date: 28/02/2025
Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments



4/47 York St ELTHAM 3095 (REI)

3 1 2

Price: $810,000
Method: Private Sale
Date: 19/02/2025
Rooms: 5
Property Type: Unit

Agent Comments



1/25 Lilian Pde ELTHAM 3095 (VG)

3 - -

Price: $806,500
Method: Sale
Date: 04/02/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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