

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

3/40 Shalbury Avenue, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$753,500

Property Type

Unit

Suburb

Eltham

Period - From

01/07/2025

to

30/09/2025

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	2/155 Bible St ELTHAM 3095	\$1,040,000	23/08/2025
2	1/6 Shalbury Av ELTHAM 3095	\$1,060,000	09/08/2025
3	2/118 Bridge St ELTHAM 3095	\$1,100,000	30/05/2025

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:

20/11/2025 15:52



 4  2  2

Property Type: Unit
Land Size: 249 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
September quarter 2025: \$753,500

Comparable Properties



2/155 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,040,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 282 sqm approx



1/6 Shalbury Av ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,060,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 323 sqm approx

2/118 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 30/05/2025
Rooms: 4
Property Type: Unit
Land Size: 329 sqm approx

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