

# 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  &

### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

### 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:



**Property Type:** Unit

**Land Size:** 249 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

December quarter 2025: \$742,500

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.

## Comparable Properties



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



**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 282 sqm approx

[Agent Comments](#)



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



**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** House (Res)

**Land Size:** 323 sqm approx

[Agent Comments](#)

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



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 30/05/2025

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 329 sqm approx

[Agent Comments](#)

**Account - Barry Plant | P: 03 9842 8888**