

# 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

2/18 Helene Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$770,000 Property Type Unit Suburb Eltham

Period - From 01/04/2025 to 31/03/2026 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	3/40 Shalbury Av ELTHAM 3095	\$990,000	27/03/2026
2	3/11 York St ELTHAM 3095	\$1,175,000	23/03/2026
3			

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.~~

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 3    2    2

**Property Type:** Unit  
**Land Size:** 266 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
Year ending March 2026: \$770,000

## Comparable Properties



**3/40 Shalbury Av ELTHAM 3095 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 27/03/2026  
**Property Type:** Unit  
**Land Size:** 249 sqm approx



**3/11 York St ELTHAM 3095 (REI)**

**Agent Comments**

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**Price:** \$1,175,000  
**Method:** Private Sale  
**Date:** 23/03/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 208 sqm approx

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.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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