

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

2/7 CECIL STREET ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,388

Property type

Unit

Suburb

Eltham

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

6/72 BRIDGE STREET ELTHAM VIC 3095	\$865,000	22-Mar-26
1/18 HELENE STREET ELTHAM VIC 3095	\$858,000	27-Nov-25
1/1152 MAIN ROAD ELTHAM VIC 3095	\$860,000	03-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 07 April 2026



6/72 BRIDGE STREET ELTHAM VIC 3095

Sold Price

^{RS}

\$865,000

Sold Date

22-Mar-26

 3  2  2

Distance

0.95km



1/18 HELENE STREET ELTHAM VIC 3095

Sold Price

\$858,000

Sold Date

27-Nov-25

 3  1  2

Distance

0.65km



1/1152 MAIN ROAD ELTHAM VIC 3095

Sold Price

^{RS}

\$860,000

Sold Date

03-Mar-26

 3  2  3

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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