

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

1/43 Railway Parade, Eltham Vic 3095

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$742,500 Property Type Unit Suburb Eltham

Period - From 01/10/2025 to 31/12/2025 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	16/43 Railway Pde ELTHAM 3095	\$612,000	01/10/2025
2	24/43 Railway Pde ELTHAM 3095	\$570,000	04/09/2025
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.

This Statement of Information was prepared on:

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

December quarter 2025: \$742,500



Rooms: 4

Property Type: Flat

Land Size: 270 sqm approx

Agent Comments

Comparable Properties

16/43 Railway Pde ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$612,000

Method: Private Sale

Date: 01/10/2025

Property Type: Unit

24/43 Railway Pde ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 04/09/2025

Property Type: Unit



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 94321444



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