

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

8/33 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$838,777

Property Type

Unit

Suburb

Eltham

Period - From

01/04/2025

to

30/06/2025

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	7/21 Grove St ELTHAM 3095	\$840,000	26/06/2025
2	4/20 Dudley St ELTHAM 3095	\$780,000	25/06/2025
3	2/72 Henry St ELTHAM 3095	\$750,000	03/06/2025

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:

12/08/2025 09:34

8/33 Arthur Street, Eltham Vic 3095



first
national
REAL ESTATE | Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

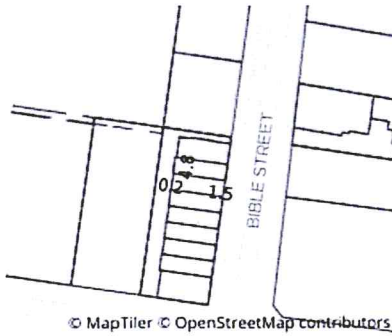
eddie@billschlink.com.au

Indicative Selling Price

\$795,000

Median Unit Price

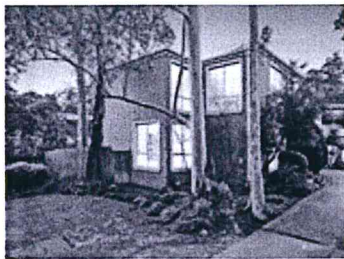
June quarter 2025: \$838,777



Property Type:

Agent Comments

Comparable Properties



7/21 Grove St ELTHAM 3095 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 26/06/2025

Property Type: Townhouse (Res)

4/20 Dudley St ELTHAM 3095 (REI)

Agent Comments



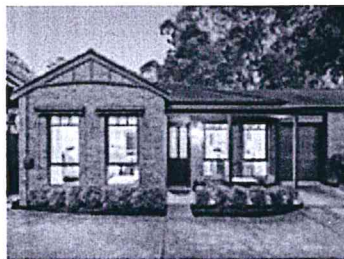
Price: \$780,000

Method: Private Sale

Date: 25/06/2025

Rooms: 4

Property Type: Townhouse (Res)



2/72 Henry St ELTHAM 3095 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 03/06/2025

Property Type: Unit

Land Size: 166 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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