

# 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

2/20 Cecil 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 \$740,000 & \$790,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Eltham

Period - From 26/03/2025 to 25/03/2026 Source Property Data

### 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	4/852 Main Rd ELTHAM 3095	\$745,000	15/02/2026
2	4/36 Livingstone Rd ELTHAM 3095	\$820,000	24/01/2026
3	6/20 Livingstone Rd ELTHAM 3095	\$791,000	05/11/2025

**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:

26/03/2026 10:23

Justin Booth  
03 9431 1222  
0417 034 369  
justinbooth@jellisrcraig.com.au



3   1   1

**Property Type:** Unit  
**Land Size:** 360 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$790,000  
**Median Unit Price**  
26/03/2025 - 25/03/2026: \$750,000

## Comparable Properties

4/852 Main Rd ELTHAM 3095 (REI)

[Agent Comments](#)

3   1   1

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 15/02/2026  
**Rooms:** 5  
**Property Type:** Unit



4/36 Livingstone Rd ELTHAM 3095 (REI/VG)

[Agent Comments](#)

3   1   2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 24/01/2026  
**Property Type:** Unit  
**Land Size:** 264 sqm approx



6/20 Livingstone Rd ELTHAM 3095 (REI/VG)

[Agent Comments](#)

3   1   2

**Price:** \$791,000  
**Method:** Private Sale  
**Date:** 05/11/2025  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 197 sqm approx

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