Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	1/39 Beard Street, Eltham Vic 3095

Indicative selling price

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

Range between	\$800.000	&	\$880,000
	+ ,		+,

Median sale price

Median price	\$745,000	Pro	perty Type U	nit		Suburb	Eltham
Period - From	04/08/2024	to	03/08/2025	Sc	urce	Property	v 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

Add	Address of comparable property		Date of sale
1	2/59 Batman Rd ELTHAM 3095	\$905,000	08/07/2025
2	4/172 Pitt St ELTHAM 3095	\$825,000	10/06/2025
3	1/26 Luck St ELTHAM 3095	\$860,000	06/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/08/2025 10:02



JellisCraig

Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** 04/08/2024 - 03/08/2025: \$745,000



Property Type: House (Res)

Land Size: 429 sqm approx

Agent Comments

Comparable Properties



2/59 Batman Rd ELTHAM 3095 (REI)

Price: \$905,000 Method: Private Sale Date: 08/07/2025 Property Type: Unit

Land Size: 449 sqm approx

Agent Comments



4/172 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

Price: \$825,000 Method: Private Sale Date: 10/06/2025

Rooms: 5

Property Type: Unit

Land Size: 350 sqm approx

1/26 Luck St ELTHAM 3095 (REI/VG)







Agent Comments



Price: \$860,000 Method: Private Sale Date: 06/02/2025 Property Type: Unit

Land Size: 292 sqm approx

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





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