

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

10 Frank Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,260,000

Property Type House

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	13 Fairdale Ct ELTHAM 3095	\$1,327,000	28/08/2025
2	22 Balmoral Cirt ELTHAM 3095	\$1,320,000	18/07/2025
3	6 Ibsley Sq ELTHAM 3095	\$1,325,000	28/03/2025

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:

25/09/2025 10:54

Matt Dougan

03 9431 1222

0416 065 115

mattdougan@jelliscraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2025: \$1,260,000



 4  2  2

Property Type: House

Land Size: 844 sqm approx

Agent Comments

Comparable Properties



13 Fairdale Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,327,000

Method: Private Sale

Date: 28/08/2025

Property Type: House (Res)

Land Size: 834 sqm approx



22 Balmoral Cirt ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,320,000

Method: Private Sale

Date: 18/07/2025

Property Type: House

Land Size: 1110 sqm approx



6 Ibsley Sq ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,325,000

Method: Private Sale

Date: 28/03/2025

Property Type: House

Land Size: 1129 sqm approx

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