

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

15 Kerby Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Eltham

Period - From 03/09/2024

to

02/09/2025

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	2/118 Bridge St ELTHAM 3095	\$1,100,000	30/05/2025
2			
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:

03/09/2025 13:08

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

03/09/2024 - 02/09/2025: \$1,225,000



4 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 504 sqm approx
Agent Comments

Comparable Properties

2/118 Bridge St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 30/05/2025
Rooms: 4
Property Type: Unit
Land Size: 329 sqm approx

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.