Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	17 Yarra Braes Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

Median sale price

Median price \$1,215,000	Property Type House	Suburb Eltham
Period - From 23/09/2024	to 22/09/2025	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	14 Hillcrest Av ELTHAM 3095	\$2,200,000	23/09/2025
2	2 Wild Cherry Dr ELTHAM 3095	\$2,000,000	27/06/2025
3	95 Sweeneys La ELTHAM 3095	\$2,002,000	25/06/2025

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:	23/09/2025 12:03



JellisCraig

Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 23/09/2024 - 22/09/2025: \$1,215,000





Property Type: House Land Size: 20234 sqm approx

Agent Comments

Comparable Properties

14 Hillcrest Av ELTHAM 3095 (REI)

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Agent Comments

Price: \$2,200,000

Method:

Date: 23/09/2025 Property Type: House



2 Wild Cherry Dr ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$2,000,000 Method: Private Sale Date: 27/06/2025 Property Type: House

Land Size: 12140.58 sqm approx



95 Sweeneys La ELTHAM 3095 (REI)

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Price: \$2,002,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: House (Res) **Land Size:** 11978 sqm approx

Agent Comments

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



