

# 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

2/11 Walsh 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 \$930,000

&

\$990,000

### Median sale price

Median price \$745,000

Property Type Unit

Suburb Eltham

Period - From 17/07/2024

to

16/07/2025

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 | 4/10a Bird St ELTHAM 3095      | \$980,000 | 19/04/2025   |
| 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:

17/07/2025 13:56

2/11 Walsh Street, Eltham Vic 3095



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



3   2   2

Property Type: Unit  
Land Size: 226 sqm approx  
Agent Comments

Indicative Selling Price  
\$930,000 - \$990,000  
Median Unit Price  
17/07/2024 - 16/07/2025: \$745,000

## Comparable Properties



4/10a Bird St ELTHAM 3095 (REI)

Agent Comments

3   2   2

Price: \$980,000  
Method: Private Sale  
Date: 19/04/2025  
Rooms: 4  
Property Type: House (Res)  
Land Size: 292 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.

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



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