

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

2/137 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Eltham

Period - From 27/11/2024 to 26/11/2025 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	148 Bolton St ELTHAM 3095	\$850,000	15/11/2025
2	65 Coventry St MONTMORENCY 3094	\$927,000	11/08/2025
3	135 Bolton St ELTHAM 3095	\$925,000	03/08/2025

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:

27/11/2025 08:39

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3 1 3

Property Type: House
Land Size: 775 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
27/11/2024 - 26/11/2025: \$1,250,000

Comparable Properties



148 Bolton St ELTHAM 3095 (REI)

2 2 -

Agent Comments
2 bed, land value

Price: \$850,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 875 sqm approx



65 Coventry St MONTMORENCY 3094 (REI/VG)

3 1 2

Agent Comments
Smaller block

Price: \$927,000
Method: Private Sale
Date: 11/08/2025
Property Type: House
Land Size: 388 sqm approx



135 Bolton St ELTHAM 3095 (REI/VG)

2 1 2

Agent Comments
2 bed, directly next door, had plans for possible subdivision at rear

Price: \$925,000
Method: Private Sale
Date: 03/08/2025
Property Type: House
Land Size: 700 sqm approx

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



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