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	2/137 Bolton Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

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

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 comparableproperties 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



JellisCraig

Trent Grindal 9431 1222 0468 936 914 trentgrindal@jelliscraig.com.au

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

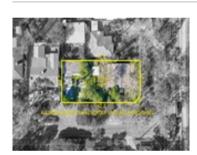




Property Type: House Land Size: 775 sqm approx

Agent Comments

Comparable Properties



148 Bolton St ELTHAM 3095 (REI)

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)





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)



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

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

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