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 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

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

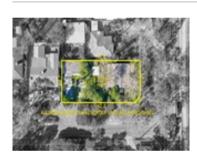




Property Type: House Land Size: 775 sqm approx

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

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



