Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/18 Helene Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price	\$753,500	Pro	perty Type	Unit		Suburb	Eltham
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	2/155 Bible St ELTHAM 3095	\$1,040,000	23/08/2025
2	1/6 Shalbury Av ELTHAM 3095	\$1,060,000	09/08/2025
3	2/118 Bridge St FLTHAM 3095	\$1,100,000	30/05/2025

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:	28/11/2025 10:23



JellisCraig

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Indicative Selling Price \$1,100,000 **Median Unit Price** September quarter 2025: \$753,500





Comparable Properties



2/155 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

Price: \$1,040,000 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res) Land Size: 282 sqm approx



1/6 Shalbury Av ELTHAM 3095 (REI/VG)

Agent Comments

Price: \$1,060,000 Method: Auction Sale Date: 09/08/2025

Property Type: House (Res) Land Size: 323 sqm approx

2/118 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 30/05/2025 Rooms: 4

Property Type: Unit

Land Size: 329 sqm approx

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