

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

2/93 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Eltham

Period - From

09/07/2024

to

08/07/2025

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 | 2/27 Virginia Ct MONTMORENCY 3094 | \$1,345,000 | 26/06/2025 |
| 2 | 2/21 Livingstone Rd ELTHAM 3095 | \$1,252,000 | 02/04/2025 |
| 3 | 2 Bird St ELTHAM 3095 | \$1,200,000 | 29/01/2025 |

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:

09/07/2025 12:36

2/93 Arthur Street, Eltham Vic 3095

**Jellis
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



 3  2  3

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000

Median House Price

09/07/2024 - 08/07/2025: \$1,225,000

Comparable Properties



2/27 Virginia Ct MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,345,000

Method: Private Sale

Date: 26/06/2025

Property Type: House



2/21 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,252,000

Method: Private Sale

Date: 02/04/2025

Property Type: House

Land Size: 321 sqm approx



2 Bird St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,200,000

Method: Private Sale

Date: 29/01/2025

Rooms: 4

Property Type: House (Res)

Land Size: 324 sqm approx

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



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