

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

25 Frank Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2025

to

30/06/2025

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.

	Address of comparable property	Price	Date of sale
1	2/93 Arthur St ELTHAM 3095	\$1,410,000	26/07/2025
2	48 Wycliffe Cr ELTHAM 3095	\$1,420,000	14/07/2025
3	180 Pitt St ELTHAM 3095	\$1,260,000	12/04/2025

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:

02/10/2025 13:14

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Indicative Selling Price

\$1,350,000

Median House Price

June quarter 2025: \$1,260,000



4 2 1

Rooms: 6

Property Type: House

Land Size: 641 sqm approx

Agent Comments

Comparable Properties



2/93 Arthur St ELTHAM 3095 (REI)

Agent Comments

3 2 3

Price: \$1,410,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 620 sqm approx



48 Wycliffe Cr ELTHAM 3095 (VG)

Agent Comments

4 - -

Price: \$1,420,000

Method: Sale

Date: 14/07/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 815 sqm approx



180 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,260,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 604 sqm approx

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