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	5 Kerby Street, Eltham Vic 3095
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/10/2024	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	11 Lilicur Rd MONTMORENCY 3094	\$1,200,000	25/08/2025
2	24 Withers Way ELTHAM 3095	\$1,195,000	09/05/2025
3	39 Cressy St MONTMORENCY 3094	\$1,100,000	06/05/2025

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:	21/10/2025 12:21



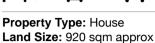
JellisCraig

Matt Dougan 03 9431 1222 0416 065 115 mattdougan@jelliscraig.com.au

\$1,100,000 - \$1,200,000 **Median House Price** Year ending September 2025: \$1,230,000

Indicative Selling Price





Agent Comments

Comparable Properties



Price: \$1,200,000

Method: Private Sale Date: 25/08/2025 Property Type: House Land Size: 1342 sqm approx Agent Comments



SOLD

24 Withers Way ELTHAM 3095 (REI/VG)

Price: \$1,195,000 Method: Private Sale Date: 09/05/2025

Rooms: 5

Property Type: House (Res) Land Size: 795 sqm approx

Agent Comments



39 Cressy St MONTMORENCY 3094 (VG)

Price: \$1,100,000 Method: Sale Date: 06/05/2025

Property Type: House (Res) Land Size: 712 sqm approx Agent Comments

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