

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

5 Kerby Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,230,000

Property 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	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 comparable properties 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

Matt Dougan

03 9431 1222

0416 065 115

mattdougan@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending September 2025: \$1,230,000



3 2 2

Property Type: House

Land Size: 920 sqm approx

Agent Comments

Comparable Properties



11 Lilicur Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 25/08/2025

Property Type: House

Land Size: 1342 sqm approx



24 Withers Way ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,195,000

Method: Private Sale

Date: 09/05/2025

Rooms: 5

Property Type: House (Res)

Land Size: 795 sqm approx



39 Cressy St MONTMORENCY 3094 (VG)

Agent Comments

3 - -

Price: \$1,100,000

Method: Sale

Date: 06/05/2025

Property Type: House (Res)

Land Size: 712 sqm approx