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	68 Porter Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000

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	91 Rattray Rd MONTMORENCY 3094	\$1,400,000	17/11/2025
2	15 Kerby St ELTHAM 3095	\$1,311,899	03/09/2025
3	16a Ryans Rd ELTHAM 3095	\$1,320,000	18/08/2025

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:	04/12/2025 10:09
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JellisCraig

Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House Land Size: 696 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending September 2025: \$1,230,000

Comparable Properties



91 Rattray Rd MONTMORENCY 3094 (REI)

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Price: \$1,400,000

Method: Sold Before Auction

Date: 17/11/2025

Property Type: House (Res) **Land Size:** 571 sqm approx

Agent Comments



15 Kerby St ELTHAM 3095 (REI/VG)

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Price: \$1,311,899

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Agent Comments

Method: Private Sale Date: 03/09/2025 Property Type: House Land Size: 504 sqm approx



16a Ryans Rd ELTHAM 3095 (REI/VG)

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Price: \$1,320,000

Method: Expression of Interest

Date: 18/08/2025

Property Type: House (Res) Land Size: 596 sqm approx Agent Comments

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





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