Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,345,000

Property offered for sale

Address	69 Henry 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	\$1,195,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

2/27 Virginia Ct MONTMORENCY 3094

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	1 Avarn Ct ELTHAM 3095	\$1,446,000	18/10/2025
2	10 Frank St ELTHAM 3095	\$1,420,000	17/10/2025
I			

OR

3

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:	03/11/2025 09:13



26/06/2025

JellisCraig

Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price September quarter 2025: \$1,195,000





Property Type: House (Res) **Land Size:** 779 sqm approx Agent Comments

Comparable Properties



1 Avarn Ct ELTHAM 3095 (REI)

4

—

3

.

Price: \$1,446,000 **Method:** Auction Sale **Date:** 18/10/2025

Property Type: House (Res) **Land Size:** 912 sqm approx

Agent Comments



10 Frank St ELTHAM 3095 (REI)

•=

4

Price: \$1,420,000 Method: Private Sale Date: 17/10/2025 Property Type: House Land Size: 844 sqm approx

a

Agent Comments

2/27 Virginia Ct MONTMORENCY 3094 (REI/VG)



_







. .

Price: \$1,345,000 Method: Private Sale Date: 26/06/2025 Property Type: House **Agent Comments**



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



