

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

69 Henry Street, Eltham Vic 3095

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

Property 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)

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
3	2/27 Virginia Ct MONTMORENCY 3094	\$1,345,000	26/06/2025

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:

03/11/2025 09:13



4 2 2

Property Type: House (Res)

Land Size: 779 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2025: \$1,195,000

Comparable Properties



1 Avarn Ct ELTHAM 3095 (REI)

Agent Comments

4 3 3

Price: \$1,446,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 912 sqm approx



10 Frank St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,420,000

Method: Private Sale

Date: 17/10/2025

Property Type: House

Land Size: 844 sqm approx



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

Agent Comments

4 2 2

Price: \$1,345,000

Method: Private Sale

Date: 26/06/2025

Property Type: House