

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

8 Jelbart Court, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham

Period - From

10/11/2024

to

09/11/2025

Source

Property Data

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	42 Grove St ELTHAM 3095	\$1,405,600	30/10/2025
2	1 Avarn Ct ELTHAM 3095	\$1,446,000	18/10/2025
3	4/93 Arthur St ELTHAM 3095	\$1,444,000	23/09/2025

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:

10/11/2025 16:18



4 2 2

Property Type: House (Res)

Land Size: 967 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

10/11/2024 - 09/11/2025: \$1,250,000

Comparable Properties



42 Grove St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,405,600

Method: Sold Before Auction

Date: 30/10/2025

Property Type: House (Res)

Land Size: 791 sqm approx



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



4/93 Arthur St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,444,000

Method: Private Sale

Date: 23/09/2025

Property Type: House

Land Size: 515 sqm approx