

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

91 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

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	8 Ashdale Gr ELTHAM 3095	\$1,230,000	13/10/2025
2	71 Eucalyptus Rd ELTHAM 3095	\$1,210,000	29/09/2025
3	10 Long Valley Way ELTHAM 3095	\$1,230,000	25/09/2025

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:

11/11/2025 08:48

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

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



3 2 3

Rooms: 7

Property Type: House

Land Size: 1158 sqm approx

Agent Comments

Comparable Properties



8 Ashdale Gr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,230,000

Method: Private Sale

Date: 13/10/2025

Property Type: House (Res)

Land Size: 908 sqm approx



71 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,210,000

Method: Private Sale

Date: 29/09/2025

Property Type: House

Land Size: 783 sqm approx



10 Long Valley Way ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,230,000

Method: Private Sale

Date: 25/09/2025

Property Type: House

Land Size: 984 sqm approx