

# 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

95 Franklin Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,276,500 Property Type House Suburb Eltham

Period - From 01/10/2025 to 31/12/2025 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	49 Wycliffe Cr ELTHAM 3095	\$1,302,000	28/10/2025
2	130 Grand Blvd MONTMORENCY 3094	\$1,295,000	19/10/2025
3	21 Davies Dr ELTHAM 3095	\$1,270,000	16/10/2025

**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:

15/01/2026 13:41



4   2   2

**Property Type:** House  
**Land Size:** 777 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2025: \$1,276,500

## Comparable Properties



49 Wycliffe Cr ELTHAM 3095 (REI)

[Agent Comments](#)

4   2   2

**Price:** \$1,302,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House  
**Land Size:** 859 sqm approx



130 Grand Blvd MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)

4   2   2

**Price:** \$1,295,000  
**Method:** Private Sale  
**Date:** 19/10/2025  
**Property Type:** House  
**Land Size:** 579 sqm approx



21 Davies Dr ELTHAM 3095 (REI/VG)

[Agent Comments](#)

4   2   3

**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx