

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 Silver Street, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,207,000

Property Type House

Suburb Eltham North

Period - From 25/08/2025

to

24/08/2026

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	50 Liddesdale Gr ELTHAM NORTH 3095	\$1,611,000	16/06/2026
2	7 Batman Rd ELTHAM 3095	\$1,650,000	14/05/2026
3	21 Hyacinth St BRIAR HILL 3088	\$1,640,000	11/04/2026

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:

25/08/2026 14:23

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

25/08/2025 - 24/08/2026: \$1,207,000



 4  2  2

Property Type: House (Res)

Land Size: 1006 sqm approx

Agent Comments

Comparable Properties

50 Liddesdale Gr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,611,000

Method: Private Sale

Date: 16/06/2026

Rooms: 6

Property Type: House (Res)

Land Size: 800 sqm approx



7 Batman Rd ELTHAM 3095 (REI)

Agent Comments

 4  4  2

Price: \$1,650,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 612 sqm approx



21 Hyacinth St BRIAR HILL 3088 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,640,000

Method: Private Sale

Date: 11/04/2026

Property Type: House

Land Size: 793 sqm approx

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