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

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

95 Franklin Street, Eltham Vic 3095

JellisCraig

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



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)

4 2 2

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

Agent Comments



130 Grand Blvd MONTMORENCY 3094 (REI/VG)

4 2 2

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

Agent Comments



21 Davies Dr ELTHAM 3095 (REI/VG)

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

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

REIV THE DIFFERENCE

propertydata .com.au

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