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	172 Bolton Street, Eltham VIC 3095

Indicative selling price

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

Single price	$940,000

Median sale price

Median price	$1,277,500	Property Type	House	Suburb	Eltham
Period - From	27/11/2025	to	26/05/2026	Source	price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
24 Henry Street Eltham	$942,000	11/04/2026
14 Orr Lane Montmorency	$955,000	04/12/2025

This Statement of Information was prepared on: 27/05/2026