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	48 Bible Street, Eltham Vic 3095

Indicative selling price

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

Single price $935,000

Median sale price

Median price $1,270,000 Property Type House Suburb Eltham

Period - From 25/05/2025 to 24/05/2026 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	523 Main Rd ELTHAM 3095	$930,000	04/02/2026
2			
3			

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: 25/05/2026 16:14

48 Bible Street, Eltham Vic 3095

Trent Grindal
9431 1222
0468 936 914
trentgrindal@jelliscraig.com.au



2 2 2

Property Type: House
Land Size: 268 sqm approx

Agent Comments

Indicative Selling Price
$935,000
Median House Price
25/05/2025 - 24/05/2026: $1,270,000

Comparable Properties



523 Main Rd ELTHAM 3095 (REI/VG)

2 1 2

Price: $930,000
Method: Private Sale
Date: 04/02/2026
Rooms: 3
Property Type: House (Res)
Land Size: 449 sqm approx

Agent Comments

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.

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