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	1/7 Walsh Street, Eltham Vic 3095

Indicative selling price

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

Range between $940,000 & $990,000

Median sale price

Median price $840,000 Property Type Townhouse Suburb Eltham

Period - From 22/06/2025 to 21/06/2026 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	1/95 Pitt St ELTHAM 3095	$985,000	04/06/2026
2	2/7 Souter St ELTHAM 3095	$905,000	12/05/2026
3	1/87 Rattray Rd MONTMORENCY 3094	$925,000	23/03/2026

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: 22/06/2026 09:30

1/7 Walsh Street, Eltham Vic 3095

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3 2 2

Property Type: Townhouse (Single)
Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price
$940,000 - $990,000
Median Townhouse Price
22/06/2025 - 21/06/2026: $840,000

Comparable Properties



1/95 Pitt St ELTHAM 3095 (REI)

3 1 2

Price: $985,000
Method: Private Sale
Date: 04/06/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 269 sqm approx

Agent Comments



2/7 Souter St ELTHAM 3095 (REI/VG)

3 2 2

Price: $905,000
Method: Sold Before Auction
Date: 12/05/2026
Property Type: House (Res)

Agent Comments



1/87 Rattray Rd MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $925,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 282 sqm approx

Agent Comments

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