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: 35 Floriston Grove, Eltham Vic 3095

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,300,000 Property Type House Suburb Eltham

Period - From 01/04/2026 to 30/06/2026 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	7 Batman Rd ELTHAM 3095	$1,650,000	14/05/2026
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: 03/09/2026 14:40

35 Floriston Grove, Eltham Vic 3095

JellisCraig

Aaron Yeats
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0400 067 024
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5 2 2

Rooms: 8
Property Type: House
Land Size: 823 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
June quarter 2026: $1,300,000

Comparable Properties



7 Batman Rd ELTHAM 3095 (REI)

4 4 2

Price: $1,650,000
Method: Private Sale
Date: 14/05/2026
Property Type: House (Res)
Land Size: 612 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.

REIV THE DIFFERENCE

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