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	46 Henry Street, Eltham Vic 3095

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	1/23 Diamond St ELTHAM 3095	$1,235,000	04/07/2026
2	23 Taylor St ELTHAM 3095	$1,120,000	29/05/2026
3	3/11 York St ELTHAM 3095	$1,175,000	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: 21/08/2026 16:10

46 Henry Street, Eltham Vic 3095

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 468 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2026: $1,300,000

Comparable Properties



1/23 Diamond St ELTHAM 3095 (REI)

3 2 2

Price: $1,235,000
Method: Auction Sale
Date: 04/07/2026
Property Type: Townhouse (Single)
Land Size: 461 sqm approx

Agent Comments



23 Taylor St ELTHAM 3095 (REI/VG)

3 2 2

Price: $1,120,000
Method: Private Sale
Date: 29/05/2026
Property Type: House (Res)
Land Size: 289 sqm approx

Agent Comments



3/11 York St ELTHAM 3095 (REI/VG)

3 2 2

Price: $1,175,000
Method: Private Sale
Date: 23/03/2026
Property Type: Townhouse (Single)
Land Size: 208 sqm approx

Agent Comments

REIV THE DIFFERENCE

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