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	2/93 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $1,225,000 Property Type House Suburb Eltham

Period - From 09/07/2024 to 08/07/2025 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	2/27 Virginia Ct MONTMORENCY 3094	$1,345,000	26/06/2025
2	2/21 Livingstone Rd ELTHAM 3095	$1,252,000	02/04/2025
3	2 Bird St ELTHAM 3095	$1,200,000	29/01/2025

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: 09/07/2025 12:36

2/93 Arthur Street, Eltham Vic 3095

Tom Kurtschenko
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3 2 3

Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000
Median House Price
09/07/2024 - 08/07/2025: $1,225,000

Comparable Properties



2/27 Virginia Ct MONTMORENCY 3094 (REI)

4 2 2

Price: $1,345,000
Method: Private Sale
Date: 26/06/2025
Property Type: House

Agent Comments



2/21 Livingstone Rd ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,252,000
Method: Private Sale
Date: 02/04/2025
Property Type: House
Land Size: 321 sqm approx

Agent Comments



2 Bird St ELTHAM 3095 (REI/VG)

3 2 3

Price: $1,200,000
Method: Private Sale
Date: 29/01/2025
Rooms: 4
Property Type: House (Res)
Land Size: 324 sqm approx

Agent Comments

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