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	19a Souter Street, Eltham Vic 3095

Indicative selling price

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

Range between $820,000 & $850,000

Median sale price

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

Period - From 18/06/2024 to 17/06/2025 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	1/54 Metery Rd ELTHAM 3095	$822,500	17/05/2025
2	14/72 Bridge St ELTHAM 3095	$838,777	15/05/2025
3	174 Sherbourne Rd MONTMORENCY 3094	$840,000	13/04/2025

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: 18/06/2025 13:15

19a Souter Street, Eltham Vic 3095

Pina Kara
9431 1222
0415 911 437
pinakara@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 480 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $850,000
Median House Price
18/06/2024 - 17/06/2025: $1,225,000

Comparable Properties



1/54 Metery Rd ELTHAM 3095 (REI/VG)

3 2 2

Price: $822,500
Method: Private Sale
Date: 17/05/2025
Property Type: Unit
Land Size: 532 sqm approx

Agent Comments



14/72 Bridge St ELTHAM 3095 (REI)

3 2 2

Price: $838,777
Method: Private Sale
Date: 15/05/2025
Property Type: Townhouse (Single)
Land Size: 167 sqm approx

Agent Comments



174 Sherbourne Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $840,000
Method: Auction Sale
Date: 13/04/2025
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments

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