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	4/93 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,260,000 Property Type House Suburb Eltham

Period - From 01/04/2025 to 30/06/2025 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	2/93 Arthur St ELTHAM 3095	$1,410,000	26/07/2025
2	143 Brougham St ELTHAM 3095	$1,435,000	12/05/2025
3	10A Swan St ELTHAM 3095	$1,410,000	03/05/2025

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: 25/08/2025 09:23

4/93 Arthur Street, Eltham Vic 3095

JellisCraig

Trent Grindal
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Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2025: $1,260,000

Comparable Properties



2/93 Arthur St ELTHAM 3095 (REI)

3 2 3

Price: $1,410,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



143 Brougham St ELTHAM 3095 (REI/VG)

4 2 1

Price: $1,435,000
Method: Private Sale
Date: 12/05/2025
Property Type: House
Land Size: 811 sqm approx

Agent Comments



10A Swan St ELTHAM 3095 (REI)

4 3 4

Price: $1,410,000
Method: Private Sale
Date: 03/05/2025
Property Type: House
Land Size: 617 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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