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	1/39 Beard Street, Eltham Vic 3095

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $745,000 Property Type Unit Suburb Eltham

Period - From 04/08/2024 to 03/08/2025 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	2/59 Batman Rd ELTHAM 3095	$905,000	08/07/2025
2	4/172 Pitt St ELTHAM 3095	$825,000	10/06/2025
3	1/26 Luck St ELTHAM 3095	$860,000	06/02/2025

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: 04/08/2025 10:02

1/39 Beard Street, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
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3 1

Property Type: House (Res)
Land Size: 429 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
04/08/2024 - 03/08/2025: $745,000

Comparable Properties



2/59 Batman Rd ELTHAM 3095 (REI)

3 2 2

Price: $905,000
Method: Private Sale
Date: 08/07/2025
Property Type: Unit
Land Size: 449 sqm approx

Agent Comments



4/172 Pitt St ELTHAM 3095 (REI/VG)

3 1 2

Price: $825,000
Method: Private Sale
Date: 10/06/2025
Rooms: 5
Property Type: Unit
Land Size: 350 sqm approx

Agent Comments



1/26 Luck St ELTHAM 3095 (REI/VG)

3 1 2

Price: $860,000
Method: Private Sale
Date: 06/02/2025
Property Type: Unit
Land Size: 292 sqm approx

Agent Comments

REIV THE DIFFERENCE

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