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	1/10 Sheffield 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 $1,227,500 Property Type House Suburb Eltham

Period - From 02/09/2024 to 01/09/2025 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 Jinkana Gr ELTHAM 3095	$1,200,000	10/07/2025
2	2/118 Bridge St ELTHAM 3095	$1,100,000	30/05/2025
3	21 Shalbury Av ELTHAM 3095	$1,100,000	17/04/2025

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: 02/09/2025 09:06

1/10 Sheffield Street, Eltham Vic 3095

JellisCraig

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4 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
02/09/2024 - 01/09/2025: $1,227,500

Comparable Properties



1 Jinkana Gr ELTHAM 3095 (REI)

4 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 10/07/2025
Property Type: House (Res)
Land Size: 835 sqm approx

Agent Comments

2/118 Bridge St ELTHAM 3095 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 30/05/2025
Rooms: 4
Property Type: Unit
Land Size: 329 sqm approx

Agent Comments



21 Shalbury Av ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments

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