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	15 Kerby 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 $1,225,000 Property Type House Suburb Eltham

Period - From 03/09/2024 to 02/09/2025 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	2/118 Bridge St ELTHAM 3095	$1,100,000	30/05/2025
2			
3			

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: 03/09/2025 13:08

15 Kerby Street, Eltham Vic 3095

JellisCraig

John Le Gros
03 9439 1222
0422 608 038
johnlegros@jelliscraig.com.au



4 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 504 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
03/09/2024 - 02/09/2025: $1,225,000

Comparable Properties

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

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.

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