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	25 Frank Street, Eltham Vic 3095

Indicative selling price

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

Single price $1,350,000

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	48 Wycliffe Cr ELTHAM 3095	$1,420,000	14/07/2025
3	180 Pitt St ELTHAM 3095	$1,260,000	12/04/2025

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: 02/10/2025 13:14

25 Frank Street, Eltham Vic 3095

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 2 1

Rooms: 6
Property Type: House
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000
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



48 Wycliffe Cr ELTHAM 3095 (VG)

4 - -

Price: $1,420,000
Method: Sale
Date: 14/07/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 815 sqm approx

Agent Comments



180 Pitt St ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,260,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

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