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	5/1 Coolabah Drive, Eltham Vic 3095

Indicative selling price

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

Range between $760,000 & $820,000

Median sale price

Median price $780,000 Property Type Unit Suburb Eltham

Period - From 25/09/2024 to 24/09/2025 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	6/852 Main Rd ELTHAM 3095	$800,000	18/08/2025
2	1/45 Frank St ELTHAM 3095	$826,000	12/08/2025
3	4/20 Dudley St ELTHAM 3095	$780,000	25/06/2025

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: 25/09/2025 13:01

5/1 Coolabah Drive, Eltham Vic 3095

JellisCraig

Lorraine Grimshaw
9718 2222
0419 311 873
lorrainegrimshaw@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$760,000 - $820,000
Median Unit Price
25/09/2024 - 24/09/2025: $780,000

Comparable Properties

6/852 Main Rd ELTHAM 3095 (REI)

3 | 1 | 1

Agent Comments

Price: $800,000
Method: Private Sale
Date: 18/08/2025
Rooms: 5
Property Type: Unit
Land Size: 140 sqm approx



1/45 Frank St ELTHAM 3095 (REI/VG)

3 | 1 | 1

Agent Comments

Price: $826,000
Method: Private Sale
Date: 12/08/2025
Rooms: 4
Property Type: Unit
Land Size: 292 sqm approx

4/20 Dudley St ELTHAM 3095 (REI/VG)

3 | 1 | 2

Agent Comments

Price: $780,000
Method: Private Sale
Date: 25/06/2025
Rooms: 4
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 94321444

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