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: 3/78 Franklin Street, Eltham Vic 3095

Indicative selling price

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

Range between: $680,000 & $720,000

Median sale price

Median price: $753,500 Property Type: Unit Suburb: Eltham

Period - From: 01/07/2025 to: 30/09/2025 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	2/82 Brougham St ELTHAM 3095	$707,000	13/09/2025
2	3/21 Helwig Av MONTMORENCY 3094	$691,000	19/08/2025
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: 20/10/2025 10:15

3/78 Franklin Street, Eltham Vic 3095

JellisCraig

Dean Wolfe
94321444
0402316333
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2 1 1

Property Type: Unit
Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
September quarter 2025: $753,500

Comparable Properties



2/82 Brougham St ELTHAM 3095 (REI)

2 1 1

Price: $707,000
Method: Private Sale
Date: 13/09/2025
Property Type: Unit

Agent Comments



3/21 Helwig Av MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $691,000
Method: Private Sale
Date: 19/08/2025
Property Type: Unit
Land Size: 155 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.

REIV THE DIFFERENCE

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