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 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 $1,230,000 Property Type House Suburb Eltham

Period - From 01/10/2024 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	11 Lilicur Rd MONTMORENCY 3094	$1,200,000	25/08/2025
2	24 Withers Way ELTHAM 3095	$1,195,000	09/05/2025
3	39 Cressy St MONTMORENCY 3094	$1,100,000	06/05/2025

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: 21/10/2025 12:21

5 Kerby Street, Eltham Vic 3095

JellisCraig

Matt Dougan
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0416 065 115
mattdougan@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2025: $1,230,000

Comparable Properties



11 Lilicur Rd MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 1342 sqm approx

Agent Comments



24 Withers Way ELTHAM 3095 (REI/VG)

3 2 2

Price: $1,195,000
Method: Private Sale
Date: 09/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 795 sqm approx

Agent Comments



39 Cressy St MONTMORENCY 3094 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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