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	1A Frank Street, Eltham Vic 3095

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,230,000 Property Type House Suburb Eltham

Period - From 13/10/2024 to 12/10/2025 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	9 Griffin Ct ELTHAM 3095	$1,330,000	30/09/2025
2	2 Coolabah Dr ELTHAM 3095	$1,190,000	30/08/2025
3	8 Baringa Pl ELTHAM 3095	$1,230,000	19/05/2025

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: 13/10/2025 10:53

1A Frank Street, Eltham Vic 3095

Tom Kurtschenko
0417 502 944
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3 2 2

Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
13/10/2024 - 12/10/2025: $1,230,000

Comparable Properties



9 Griffin Ct ELTHAM 3095 (REI)

4 3 2

Price: $1,330,000
Method: Private Sale
Date: 30/09/2025
Property Type: House (Res)
Land Size: 1392 sqm approx

Agent Comments



2 Coolabah Dr ELTHAM 3095 (REI)

4 2 2

Price: $1,190,000
Method: Private Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 967 sqm approx

Agent Comments



8 Baringa Pl ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 19/05/2025
Rooms: 6
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments

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