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	25B Elsa Court, Eltham Vic 3095

Indicative selling price

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

Range between $995,000 & $1,050,000

Median sale price

Median price $780,000 Property Type Unit Suburb Eltham

Period - From 06/10/2024 to 05/10/2025 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	1/49 Beard St ELTHAM 3095	$957,000	15/09/2025
2	2/155 Bible St ELTHAM 3095	$1,040,000	23/08/2025
3	2/118 Bridge St ELTHAM 3095	$1,100,000	30/05/2025

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: 06/10/2025 10:47

25B Elsa Court, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
0417 502 944
tomkurtschenko@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price
$995,000 - $1,050,000
Median Unit Price
06/10/2024 - 05/10/2025: $780,000

Comparable Properties



1/49 Beard St ELTHAM 3095 (REI)

3 1 3

Price: $957,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)

Agent Comments



2/155 Bible St ELTHAM 3095 (REI/VG)

3 2 2

Price: $1,040,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments

2/118 Bridge St ELTHAM 3095 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 30/05/2025
Rooms: 4
Property Type: Unit
Land Size: 329 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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