

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

7 Falkiner Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2025

to

30/06/2025

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	35 Falkiner St ELTHAM 3095	\$1,501,000	01/07/2025
2	114 Brougham St ELTHAM 3095	\$1,330,000	11/06/2025
3	72 Porter St ELTHAM 3095	\$1,375,000	25/03/2025

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:

23/07/2025 14:08



4 2 2

Property Type: House
Land Size: 924 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
June quarter 2025: \$1,260,000

Comparable Properties



35 Falkiner St ELTHAM 3095 (REI)

Agent Comments

4 2 3

Price: \$1,501,000
Method: Private Sale
Date: 01/07/2025
Rooms: 8
Property Type: House (Res)
Land Size: 700 sqm approx



114 Brougham St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,330,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 860 sqm approx



72 Porter St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,375,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 700 sqm approx