

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

35 Adam Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham

Period - From 10/07/2024

to

09/07/2025

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	114 Brougham St ELTHAM 3095	\$1,330,000	11/06/2025
2	7 Ryans Rd ELTHAM 3095	\$1,365,000	02/06/2025
3	3 Ann Ct BRIAR HILL 3088	\$1,320,000	28/02/2025

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:

10/07/2025 10:44



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
10/07/2024 - 09/07/2025: \$1,230,000

Comparable Properties



114 Brougham St ELTHAM 3095 (REI)

Agent Comments



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



7 Ryans Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$1,365,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 796 sqm approx



3 Ann Ct BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 28/02/2025
Property Type: House (Res)
Land Size: 370 sqm approx