

# 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

1 Inez Avenue, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,270,000 Property Type House Suburb Eltham

Period - From 20/05/2025 to 19/05/2026 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	1133 Main Rd ELTHAM 3095	\$850,000	03/05/2026
2	57 Frank St ELTHAM 3095	\$800,000	24/04/2026
3	9 Calrossie Av MONTMORENCY 3094	\$900,000	16/12/2025

**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:

20/05/2026 10:22

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

20/05/2025 - 19/05/2026: \$1,270,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 768 sqm approx

Agent Comments

## Comparable Properties



**1133 Main Rd ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 03/05/2026

**Property Type:** House

**Land Size:** 1134 sqm approx



**57 Frank St ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 24/04/2026

**Property Type:** House (Res)

**Land Size:** 808 sqm approx



**9 Calrossie Av MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 1110 sqm approx

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