

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

11 Beard Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,075,000

&

\$1,125,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Eltham

Period - From 13/05/2025

to

12/05/2026

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	115 Dalton St ELTHAM 3095	\$1,100,000	07/03/2026
2	65 Milborne Cr ELTHAM 3095	\$1,100,000	30/01/2026
3	13 Ashdale Gr ELTHAM 3095	\$1,125,000	21/11/2025

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:

13/05/2026 14:23



3 1 4

Property Type: House

Land Size: 798 sqm approx

Agent Comments

Comparable Properties



115 Dalton St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 3

Price: \$1,100,000

Method: Private Sale

Date: 07/03/2026

Property Type: House

Land Size: 791 sqm approx



65 Milborne Cr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 30/01/2026

Property Type: House (Res)

Land Size: 839 sqm approx



13 Ashdale Gr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 1

Price: \$1,125,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 996 sqm approx