

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

152 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$940,000

&

\$1,030,000

Median sale price

Median price \$1,259,000

Property Type House

Suburb Eltham

Period - From 21/07/2025

to

20/07/2026

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	172 Bolton St ELTHAM 3095	\$900,000	04/06/2026
2	5 Orr La MONTMORENCY 3094	\$1,030,000	01/05/2026
3	5 Souter St ELTHAM 3095	\$995,000	13/03/2026

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:

21/07/2026 12:23

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Indicative Selling Price

\$940,000 - \$1,030,000

Median House Price

21/07/2025 - 20/07/2026: \$1,259,000



3
 2
 3

Property Type: House**Land Size:** 606 sqm approx**Agent Comments**

Comparable Properties

**172 Bolton St ELTHAM 3095 (REI)****Agent Comments**

3
 1
 3

Price: \$900,000**Method:** Private Sale**Date:** 04/06/2026**Rooms:** 6**Property Type:** House (Res)**Land Size:** 867 sqm approx**5 Orr La MONTMORENCY 3094 (REI/VG)****Agent Comments**

3
 1
 2

Price: \$1,030,000**Method:** Private Sale**Date:** 01/05/2026**Property Type:** House (Res)**Land Size:** 372 sqm approx**5 Souter St ELTHAM 3095 (REI/VG)****Agent Comments**

3
 2
 1

Price: \$995,000**Method:** Private Sale**Date:** 13/03/2026**Property Type:** House**Land Size:** 650 sqm approx

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