

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

17 Souter Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/04/2026

to 30/06/2026

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	59 John St ELTHAM 3095	\$840,000	23/06/2026
2	98 Bridge St ELTHAM 3095	\$820,000	15/05/2026
3	208 Rattray Rd MONTMORENCY 3094	\$755,000	05/05/2026

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:

28/07/2026 15:12



 2  1  1

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 June quarter 2026: \$1,300,000

Comparable Properties



59 John St ELTHAM 3095 (REI)

Agent Comments

 2  1  1

Price: \$840,000
Method: Private Sale
Date: 23/06/2026
Property Type: House (Res)
Land Size: 870 sqm approx



98 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 15/05/2026
Property Type: House
Land Size: 700 sqm approx



208 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  1

Price: \$755,000
Method: Private Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 696 sqm approx

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