

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

29 Henry Street, Eltham Vic 3095

Indicative selling price

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

Range between \$980,000

&

\$1,078,000

Median sale price

Median price \$1,285,000

Property Type House

Suburb Eltham

Period - From 01/01/2026

to

31/03/2026

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	123 Napoleon St ELTHAM 3095	\$1,050,000	23/11/2025
2	40 Bible St ELTHAM 3095	\$915,000	22/11/2025
3	2/176 Pitt St ELTHAM 3095	\$980,888	16/10/2025

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:

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Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

March quarter 2026: \$1,285,000



3 2 2

Property Type: House

Land Size: 465 sqm approx

Agent Comments

Comparable Properties



123 Napoleon St ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Private Sale

Date: 23/11/2025

Property Type: House (Res)

Land Size: 870 sqm approx



40 Bible St ELTHAM 3095 (REI)

Agent Comments

3 1 -

Price: \$915,000

Method: Private Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 469 sqm approx



2/176 Pitt St ELTHAM 3095 (REI)

Agent Comments

3 1 3

Price: \$980,888

Method: Private Sale

Date: 16/10/2025

Property Type: House (Res)

Land Size: 607 sqm approx

Account - Barry Plant | P: 03 9842 8888