

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

3/49 Stanley Avenue, Eltham Vic 3095

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$845,000

Property Type

Townhouse

Suburb

Eltham

Period - From

28/07/2025

to

27/07/2026

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	1/118 Bridge St ELTHAM 3095	\$840,000	24/06/2026
2	2/7 Cecil St ELTHAM 3095	\$795,000	17/06/2026
3	9/36 Livingstone Rd ELTHAM 3095	\$817,000	18/05/2026

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 19:10

Courtney Fulco
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Indicative Selling Price

\$790,000 - \$840,000

Median Townhouse Price

28/07/2025 - 27/07/2026: \$845,000



3 1 2

Property Type: Unit

Agent Comments

Comparable Properties

1/118 Bridge St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$840,000

Method: Private Sale

Date: 24/06/2026

Rooms: 6

Property Type: Unit

Land Size: 202 sqm approx



2/7 Cecil St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$795,000

Method: Private Sale

Date: 17/06/2026

Property Type: Townhouse (Single)

Land Size: 155 sqm approx



9/36 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$817,000

Method: Private Sale

Date: 18/05/2026

Property Type: Unit

Land Size: 230 sqm approx

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