

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

32 Porter Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	15 Meruka Dr ELTHAM 3095	\$1,181,000	24/06/2026
2	36 Meruka Dr ELTHAM 3095	\$1,200,000	01/06/2026
3	44-48 Grand Blvd MONTMORENCY 3094	\$1,320,500	13/05/2026

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:

22/07/2026 12:50

Mandy Edge

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2026: \$1,300,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1385 sqm approx

Agent Comments

Comparable Properties



15 Meruka Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,181,000

Method: Private Sale

Date: 24/06/2026

Rooms: 5

Property Type: House (Res)

Land Size: 810 sqm approx



36 Meruka Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 01/06/2026

Property Type: House

Land Size: 876 sqm approx



44-48 Grand Blvd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,320,500

Method: Private Sale

Date: 13/05/2026

Property Type: House

Land Size: 836 sqm approx

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