

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

62a Beard Street, Eltham Vic 3095

Indicative selling price

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

Range between \$890,000 & \$960,000

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	1/14 Research Warrandyte Rd RESEARCH 3095	\$920,000	31/07/2026
2	1/1232 Main Rd ELTHAM 3095	\$960,000	15/07/2026
3	1/3 Carmen Cl ELTHAM 3095	\$930,000	01/07/2026

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:

08/09/2026 11:37

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Indicative Selling Price

\$890,000 - \$960,000

Median House Price

June quarter 2026: \$1,300,000



3 2 1

Rooms: 5**Property Type:** House (Res)**Land Size:** 278 sqm approx

Agent Comments

Comparable Properties

**1/14 Research Warrandyte Rd RESEARCH 3095 (REI)**

Agent Comments

3 2 2

Price: \$920,000**Method:** Private Sale**Date:** 31/07/2026**Property Type:** House**Land Size:** 796 sqm approx**1/1232 Main Rd ELTHAM 3095 (REI/VG)**

Agent Comments

4 2 2

Price: \$960,000**Method:** Private Sale**Date:** 15/07/2026**Rooms:** 5**Property Type:** House (Res)**Land Size:** 435 sqm approx**1/3 Carmen Ct ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 2

Price: \$930,000**Method:** Sold Before Auction**Date:** 01/07/2026**Property Type:** Unit**Land Size:** 321 sqm approx

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