

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

50 Bible Street, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000 & \$950,000

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	24 Henry St ELTHAM 3095	\$942,000	02/04/2026
2	31 Luck St ELTHAM 3095	\$905,000	26/03/2026
3	40 Bible St ELTHAM 3095	\$915,000	22/11/2025

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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Property Type: House
Land Size: 367 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 March quarter 2026: \$1,285,000

Comparable Properties



24 Henry St ELTHAM 3095 (REI)

Agent Comments



Price: \$942,000
Method: Private Sale
Date: 02/04/2026
Property Type: House (Res)
Land Size: 432 sqm approx



31 Luck St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 278 sqm approx



40 Bible St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 469 sqm approx

Account - Barry Plant | P: (03) 9431 1243



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