

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

277 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

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	10 Weidlich Rd ELTHAM NORTH 3095	\$982,500	06/08/2026
2	67 Brougham St ELTHAM 3095	\$950,000	22/06/2026
3	11 Kylie PI MONTMORENCY 3094	\$1,080,000	29/05/2026

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:

24/09/2026 16:58



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Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 June quarter 2026: \$1,300,000

Comparable Properties



10 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments

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Price: \$982,500
Method: Private Sale
Date: 06/08/2026
Property Type: House (Res)
Land Size: 818 sqm approx



67 Brougham St ELTHAM 3095 (REI)

Agent Comments

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Price: \$950,000
Method: Private Sale
Date: 22/06/2026
Property Type: House
Land Size: 725 sqm approx



11 Kylie Pl MONTMORENCY 3094 (REI)

Agent Comments

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Price: \$1,080,000
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 896 sqm approx

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