

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

29 Henry Street, Eltham Vic 3095

Indicative selling price

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

Range between \$960,000 & \$990,000

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	7 Penrith Ct ELTHAM 3095	\$1,080,000	16/07/2026
2	4/1256 Main Rd ELTHAM 3095	\$860,000	14/07/2026
3	24 Henry St ELTHAM 3095	\$942,000	02/04/2026

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:

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Indicative Selling Price

\$960,000 - \$990,000

Median House Price

June quarter 2026: \$1,300,000



3 2 2

Property Type: House

Land Size: 465 sqm approx

Agent Comments

Comparable Properties



7 Penrith Ct ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Private Sale

Date: 16/07/2026

Property Type: House (Res)

Land Size: 861 sqm approx



4/1256 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 14/07/2026

Property Type: Unit

Land Size: 402 sqm approx



24 Henry St ELTHAM 3095 (REI)

Agent Comments

3 1 -

Price: \$942,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 432 sqm approx

Account - Barry Plant | P: 03 9842 8888