

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

57 Frank Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000 & \$880,000

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	52 Luck St ELTHAM 3095	\$1,040,000	26/08/2025
2	4 Ancona Ct ELTHAM 3095	\$965,000	31/07/2025
3	24 The Esplanade RESEARCH 3095	\$805,000	12/07/2025

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:

13/04/2026 12:12



 3
  1
  1

Property Type: House
Land Size: 808 sqm approx

Agent Comments

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.

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2026: \$1,285,000

Comparable Properties



52 Luck St ELTHAM 3095 (REI/VG)

Agent Comments

 3
  1
  3

Price: \$1,040,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 864 sqm approx



4 Ancona Ct ELTHAM 3095 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$965,000
Method: Private Sale
Date: 31/07/2025
Property Type: House (Res)
Land Size: 862 sqm approx



24 The Esplanade RESEARCH 3095 (REI)

Agent Comments

 2
  1
  3

Price: \$805,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 961 sqm approx

Account - Barry Plant | P: 03 9842 8888



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