

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

5 Souter Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,251,500 Property Type House Suburb Eltham

Period - From 10/02/2025 to 09/02/2026 Source Property Data

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 Robert St MONTMORENCY 3094	\$1,010,000	27/11/2025
2	123 Napoleon St ELTHAM 3095	\$1,050,000	23/11/2025
3	15 Cromwell St ELTHAM 3095	\$1,090,000	24/09/2025

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:

10/02/2026 11:56

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3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
10/02/2025 - 09/02/2026: \$1,251,500

Comparable Properties



1 Robert St MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,010,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 918 sqm approx



123 Napoleon St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000
Method: Private Sale
Date: 23/11/2025
Property Type: House (Res)
Land Size: 870 sqm approx



15 Cromwell St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 -

Price: \$1,090,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 804 sqm approx

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