

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

1/7 Walsh Street, Eltham Vic 3095

Indicative selling price

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

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$815,500 Property Type Townhouse Suburb Eltham

Period - From 03/06/2025 to 02/06/2026 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	4/12 KETT St LOWER PLENTY 3093	\$1,065,000	12/05/2026
2	5 Orr La MONTMORENCY 3094	\$1,030,000	01/05/2026
3	3 Riverina Rd MONTMORENCY 3094	\$1,060,000	08/12/2025

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: 03/06/2026 12:39

Matt Dougan
03 9431 1222
0416 065 115

mattdougan@jellisrcraig.com.au

Indicative Selling Price

\$980,000 - \$1,060,000

Median Townhouse Price

03/06/2025 - 02/06/2026: \$815,500



3 2 2

Property Type: Townhouse

Land Size: 293 sqm approx

Agent Comments

Comparable Properties



4/12 KETT St LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$1,065,000

Method: Private Sale

Date: 12/05/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 278 sqm approx



5 Orr La MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$1,030,000

Method: Private Sale

Date: 01/05/2026

Property Type: House (Res)

Land Size: 372 sqm approx

3 Riverina Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Private Sale

Date: 08/12/2025

Rooms: 4

Property Type: House (Res)

Land Size: 251 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192