

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

5/17 Silver Street, Eltham Vic 3095

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$742,500 Property Type Unit Suburb Eltham

Period - From 01/10/2025 to 31/12/2025 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	3/1104 Main Rd ELTHAM 3095	\$730,000	19/01/2026
2	3/17 Silver St ELTHAM 3095	\$665,000	08/01/2026
3	3/78 Franklin St ELTHAM 3095	\$735,000	23/10/2025

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.~~

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Thi Nguyen
8841 4888
0423 027 036
thinguyen@jellisrcraig.com.au



2 1 2

Property Type: Unit
Land Size: 314 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
December quarter 2025: \$742,500

Comparable Properties



3/1104 Main Rd ELTHAM 3095 (REI)

[Agent Comments](#)

2 1 1

Price: \$730,000
Method: Private Sale
Date: 19/01/2026
Property Type: Unit
Land Size: 174 sqm approx



3/17 Silver St ELTHAM 3095 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$665,000
Method: Private Sale
Date: 08/01/2026
Property Type: Townhouse (Single)
Land Size: 166 sqm approx



3/78 Franklin St ELTHAM 3095 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$735,000
Method: Private Sale
Date: 23/10/2025
Property Type: Unit
Land Size: 293 sqm approx

Account - Jellis Craig | P: 03 8841 4888