

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

56 Falkiner 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

\$1,230,000

Property Type

House

Suburb

Eltham

Period - From

01/10/2024

to

30/09/2025

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	123 Napoleon St ELTHAM 3095	\$1,050,000	24/11/2025
2	9 Wattle Gr ELTHAM 3095	\$1,065,000	28/10/2025
3	68 Lilicur Rd MONTMORENCY 3094	\$1,115,000	18/10/2025

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.~~

This Statement of Information was prepared on:

03/12/2025 14:58

56 Falkiner Street, Eltham Vic 3095



3 1 1

Property Type: House (Res)
Land Size: 691 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2025: \$1,230,000

Comparable Properties



123 Napoleon St ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$1,050,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 870 sqm approx



9 Wattle Gr ELTHAM 3095 (REI/VG)

Agent Comments

3 1 4

Price: \$1,065,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 1655 sqm approx



68 Lilicur Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$1,115,000
Method: Private Sale
Date: 18/10/2025
Property Type: House
Land Size: 831 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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