

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

45 Shalbury Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 17/12/2024

to

16/12/2025

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	10 Livingstone Rd ELTHAM 3095	\$1,350,000	07/12/2025
2	1a Frank St ELTHAM 3095	\$1,348,000	18/11/2025
3	61 Milborne Cr ELTHAM 3095	\$1,280,000	04/11/2025

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:

17/12/2025 13:20

45 Shalbury Avenue, Eltham Vic 3095



5 3 1

Rooms: 9
Property Type: House (Res)
Land Size: 959 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
17/12/2024 - 16/12/2025: \$1,250,000

Comparable Properties



10 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

4 2 -

Price: \$1,350,000
Method: Private Sale
Date: 07/12/2025
Rooms: 8
Property Type: House (Res)
Land Size: 2652 sqm approx



1a Frank St ELTHAM 3095 (REI)

Agent Comments

4 2 3

Price: \$1,348,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 592 sqm approx



61 Milborne Cr ELTHAM 3095 (REI)

Agent Comments

5 3 2

Price: \$1,280,000
Method: Private Sale
Date: 04/11/2025
Rooms: 7
Property Type: House (Res)
Land Size: 800 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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