

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

2 & 3/63 Batman Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Unit type or class e.g. One bedroom units | Single price | | Lower price | & | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Townhouse 2/63 - 4 bed, 3 bath, 2 car | \$1,500,000 | Or range between | | | |
| Townhouse 3/63 - 4 bed, 3 bath, 2 car | \$1,600,000 | Or range between | | | |
| | | Or range between | | | |
| | | Or range between | | | |
| | | Or range between | | | |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$770,000

Suburb Eltham

Period - From 01/04/2025

to 31/03/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------------------------------|-----------------------------|-------------|--------------|
| Townhouse 2/63 - 4 bed, 3 bath, 2 car | 7 Batman Rd ELTHAM 3095 | \$1,650,000 | 14/05/2026 |
| | 3/91a Arthur St ELTHAM 3095 | \$1,542,500 | 20/09/2025 |
| | | | |

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|--|----------------------------|-------|--------------|
| | | | |
| | | | |
| | | | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

15/06/2026 11:25