

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

3 Green Place, Eltham Vic 3095

Indicative selling price

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

Range between \$940,000 & \$1,030,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Eltham

Period - From 01/01/2026 to 31/03/2026 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	2/82 Karingal Dr ELTHAM NORTH 3095	\$970,000	04/02/2026
2	2/155 Bible St ELTHAM 3095	\$1,040,000	23/08/2025
3	10 Sun Orchid Cirt ST HELENA 3088	\$840,000	08/08/2025

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: 10/04/2026 09:09



 3  3  2

Property Type: House (Res)

Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$1,030,000

Median House Price

March quarter 2026: \$1,285,000

Comparable Properties



2/82 Karingal Dr ELTHAM NORTH 3095 (REI)

Agent Comments

 3  2  3

Price: \$970,000

Method: Private Sale

Date: 04/02/2026

Property Type: House

Land Size: 343 sqm approx



2/155 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,040,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 282 sqm approx



10 Sun Orchid Cirt ST HELENA 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$840,000

Method: Private Sale

Date: 08/08/2025

Property Type: Townhouse (Single)

Land Size: 165 sqm approx

Account - Barry Plant | P: (03) 9431 1243