

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

Single price

\$900,000

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	1/95 Pitt St ELTHAM 3095	\$985,000	04/06/2026
2	86 Pitt St ELTHAM 3095	\$830,000	11/04/2026
3	2/82 Karingal Dr ELTHAM NORTH 3095	\$970,000	04/02/2026

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:

02/07/2026 11:29



 3  3  2

Property Type: House
Land Size: 313 sqm approx
Agent Comments

Indicative Selling Price
\$900,000
Median House Price
March quarter 2026: \$1,285,000

Comparable Properties



1/95 Pitt St ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$985,000
Method: Private Sale
Date: 04/06/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 269 sqm approx



86 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  1

Price: \$830,000
Method: Private Sale
Date: 11/04/2026
Property Type: House
Land Size: 337 sqm approx



2/82 Karingal Dr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  3

Price: \$970,000
Method: Private Sale
Date: 04/02/2026
Property Type: House
Land Size: 343 sqm approx

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