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	1102 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between $880,000 & $940,000

Median sale price

Median price $1,277,500 Property Type House Suburb Eltham

Period - From 01/07/2025 to 30/06/2026 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	1133 Main Rd ELTHAM 3095	$850,000	03/05/2026
2	57 Frank St ELTHAM 3095	$800,000	24/04/2026
3	28 Batman Rd ELTHAM 3095	$1,080,000	26/02/2026

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: 06/08/2026 14:15

1102 Main Road, Eltham Vic 3095

4 1 1

Property Type: House
Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $940,000
Median House Price
Year ending June 2026: $1,277,500

Comparable Properties

1133 Main Rd ELTHAM 3095 (REI/VG)

3 2 -

Price: $850,000
Method: Private Sale
Date: 03/05/2026
Property Type: House
Land Size: 1134 sqm approx

Agent Comments

57 Frank St ELTHAM 3095 (REI/VG)

3 1 1

Price: $800,000
Method: Sold Before Auction
Date: 24/04/2026
Property Type: House (Res)
Land Size: 808 sqm approx

Agent Comments

28 Batman Rd ELTHAM 3095 (REI/VG)

3 1 2

Price: $1,080,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 1012 sqm approx

Agent Comments

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

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