

# 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

4/1443 Main Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$791,000 Property Type Townhouse Suburb Eltham

Period - From 02/03/2025 to 01/03/2026 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	3/1455 Main Rd ELTHAM 3095	\$960,000	28/11/2025
2	2 Kirwin Av ELTHAM 3095	\$1,000,000	22/10/2025
3	59 Valonia Dr ELTHAM 3095	\$1,050,000	20/08/2025

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:

02/03/2026 13:10



 3    2    2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

02/03/2025 - 01/03/2026: \$791,000

## Comparable Properties



**3/1455 Main Rd ELTHAM 3095 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 28/11/2025

**Property Type:** Townhouse (Single)

**Land Size:** 528 sqm approx



**2 Kirwin Av ELTHAM 3095 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 22/10/2025

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 491 sqm approx



**59 Valonia Dr ELTHAM 3095 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 20/08/2025

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 810 sqm approx

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