

# 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

33 Maroong Drive, 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 \$1,200,000

&

\$1,300,000

### 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	47 Maroong Dr ELTHAM 3095	\$1,287,000	10/03/2026
2	14 Onkara Ct ELTHAM 3095	\$1,277,500	20/02/2026
3	45 Shalbury Av ELTHAM 3095	\$1,300,000	17/02/2026

**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:

21/05/2026 11:27

 4  3  2

**Property Type:** House  
**Land Size:** 1621 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
March quarter 2026: \$1,285,000

## Comparable Properties



**47 Maroong Dr ELTHAM 3095 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,287,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** House  
**Land Size:** 1261 sqm approx



**14 Onkara Ct ELTHAM 3095 (REI/VG)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,277,500  
**Method:** Private Sale  
**Date:** 20/02/2026  
**Property Type:** House  
**Land Size:** 1108 sqm approx



**45 Shalbury Av ELTHAM 3095 (REI/VG)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 17/02/2026  
**Property Type:** House  
**Land Size:** 969 sqm approx