

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

28 Meruka Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$980,000 & \$1,070,000

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	28 Brougham St ELTHAM 3095	\$1,020,000	27/04/2026
2	33 Cressy St MONTMORENCY 3094	\$970,000	26/03/2026
3	34 Cressy St MONTMORENCY 3094	\$1,007,000	12/12/2025

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:

05/05/2026 12:09



3
 1
 2

Property Type: House
Land Size: 807 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,070,000
Median House Price
 March quarter 2026: \$1,285,000

Comparable Properties



28 Brougham St ELTHAM 3095 (REI)

Agent Comments

3
 2
 6

Price: \$1,020,000
Method: Private Sale
Date: 27/04/2026
Rooms: 5
Property Type: House (Res)



33 Cressy St MONTMORENCY 3094 (REI/VG)

Agent Comments

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 2
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Price: \$970,000
Method: Private Sale
Date: 26/03/2026
Rooms: 4
Property Type: House (Res)
Land Size: 731 sqm approx



34 Cressy St MONTMORENCY 3094 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,007,000
Method: Private Sale
Date: 12/12/2025
Rooms: 4
Property Type: House (Res)
Land Size: 922 sqm approx

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