

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

8 Monclaire Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/04/2026

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	132 Franklin St ELTHAM 3095	\$1,050,000	28/08/2026
2	11 Hartland Way ELTHAM 3095	\$1,365,000	09/05/2026
3	23 Wycliffe Cr ELTHAM 3095	\$1,350,000	20/03/2026

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:

15/09/2026 14:21



 4  2  2

Property Type: House
Land Size: 827 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2026: \$1,300,000

Comparable Properties



132 Franklin St ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000
Method: Private Sale
Date: 28/08/2026
Property Type: House (Res)
Land Size: 813 sqm approx



11 Hartland Way ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,365,000
Method: Private Sale
Date: 09/05/2026
Rooms: 6
Property Type: House (Res)
Land Size: 867 sqm approx



23 Wycliffe Cr ELTHAM 3095 (REI)

Agent Comments

 4  2  1

Price: \$1,350,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 832 sqm approx

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