

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

3 Natalie Mews, Eltham Vic 3095

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,276,500

Property Type House

Suburb Eltham

Period - From 01/10/2025

to 31/12/2025

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	6 Cameron Ct ELTHAM 3095	\$1,560,000	10/12/2025
2	61 Milborne Cr ELTHAM 3095	\$1,280,000	04/11/2025
3	3 Ironbark Cl ELTHAM 3095	\$1,460,000	03/11/2025

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:

29/01/2026 10:00



 5  3  2

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
December quarter 2025: \$1,276,500

Comparable Properties



6 Cameron Ct ELTHAM 3095 (REI)

Agent Comments

 5  3  2

Price: \$1,560,000
Method: Private Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 1166 sqm approx



61 Milborne Cr ELTHAM 3095 (REI)

Agent Comments

 5  3  2

Price: \$1,280,000
Method: Private Sale
Date: 04/11/2025
Rooms: 7
Property Type: House (Res)
Land Size: 800 sqm approx



3 Ironbark CI ELTHAM 3095 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,460,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: House (Res)
Land Size: 955 sqm approx

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