

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 \$1,190,000

&

\$1,290,000

Median sale price

Median price \$1,257,000

Property Type House

Suburb Eltham

Period - From 01/01/2025

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	47 Maroong Dr ELTHAM 3095	\$1,287,000	10/03/2026
2	14 Onkara Ct ELTHAM 3095	\$1,277,500	20/02/2026
3	6 Tadema Cr ELTHAM 3095	\$1,270,000	30/01/2026

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:

24/03/2026 14:02



 5  3  2

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

Indicative Selling Price
 \$1,190,000 - \$1,290,000
Median House Price
 Year ending December 2025: \$1,257,000

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)

Agent Comments

 4  3  2

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



6 Tadema Cr ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,270,000
Method: Private Sale
Date: 30/01/2026
Property Type: House (Res)
Land Size: 918 sqm approx

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