

# 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

7 Penrith Court, 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 \$1,000,000 & \$1,100,000

### 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	3 Bahen CI ELTHAM 3095	\$985,000	18/04/2026
2	3 Nundah Dr ELTHAM 3095	\$1,011,000	02/04/2026
3	13 Ashdale Gr ELTHAM 3095	\$1,125,000	21/11/2025

**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: 13/05/2026 15:00



 3    2    2

**Property Type:** House  
**Land Size:** 861 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 March quarter 2026: \$1,285,000

## Comparable Properties



**3 Bahen CI ELTHAM 3095 (REI)**

Agent Comments

 3    2    3

**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)  
**Land Size:** 1136 sqm approx



**3 Nundah Dr ELTHAM 3095 (VG)**

Agent Comments

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**Price:** \$1,011,000  
**Method:** Sale  
**Date:** 02/04/2026  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 793 sqm approx



**13 Ashdale Gr ELTHAM 3095 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 21/11/2025  
**Property Type:** House (Res)  
**Land Size:** 996 sqm approx

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