

# 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 2/45 View Hill Crescent, 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 \$950,000 & \$1,020,000

### Median sale price

Median price \$1,270,000 Property Type House Suburb Eltham

Period - From 01/04/2025 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	10 Novello Ct ELTHAM 3095	\$985,000	27/04/2026
2	5 Souter St ELTHAM 3095	\$995,000	13/03/2026
3	123 Napoleon St ELTHAM 3095	\$1,050,000	23/11/2025

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: 18/05/2026 12:57



 3   
  2   
  2

**Property Type:** House  
**Land Size:** 1030 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$950,000 - \$1,020,000  
**Median House Price**  
 Year ending March 2026: \$1,270,000

## Comparable Properties



**10 Novello Ct ELTHAM 3095 (REI)**

Agent Comments

 4   
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  2

**Price:** \$985,000  
**Method:** Private Sale  
**Date:** 27/04/2026  
**Property Type:** House (Res)  
**Land Size:** 846 sqm approx



**5 Souter St ELTHAM 3095 (REI/VG)**

Agent Comments

 3   
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  1

**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** House  
**Land Size:** 650 sqm approx



**123 Napoleon St ELTHAM 3095 (REI/VG)**

Agent Comments

 3   
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  2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 23/11/2025  
**Property Type:** House (Res)  
**Land Size:** 870 sqm approx

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