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	42 Wycliffe Crescent, Eltham Vic 3095

Indicative selling price

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

Single price $1,250,000

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	45 Shalbury Av ELTHAM 3095	$1,300,000	17/02/2026
2	91 Arthur St ELTHAM 3095	$1,250,000	11/12/2025
3	91 Valonia Dr ELTHAM 3095	$1,221,000	19/11/2025

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: 06/03/2026 11:06

42 Wycliffe Crescent, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
0417 502 944
tomkurtschenko@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 938 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
Year ending December 2025: $1,257,000

Comparable Properties



45 Shalbury Av ELTHAM 3095 (REI)

4 3 2

Price: $1,300,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 969 sqm approx

Agent Comments



91 Arthur St ELTHAM 3095 (REI/VG)

3 2 3

Price: $1,250,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 1158 sqm approx

Agent Comments



91 Valonia Dr ELTHAM 3095 (REI)

5 2 2

Price: $1,221,000
Method: Private Sale
Date: 19/11/2025
Property Type: House (Res)
Land Size: 912 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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