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	1133 Main Road, Eltham Vic 3095

Indicative selling price

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

Single price $950,000

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	28 Batman Rd ELTHAM 3095	$1,080,000	26/02/2026
2	1200 Main Rd ELTHAM 3095	$950,000	05/11/2025
3			

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: 15/04/2026 10:57

1133 Main Road, Eltham Vic 3095

JellisCraig

John Le Gros
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Indicative Selling Price
$950,000
Median House Price
March quarter 2026: $1,285,000



3 2

Property Type: House
Land Size: 1134 sqm approx

Agent Comments

Comparable Properties



28 Batman Rd ELTHAM 3095 (REI)

3 1 2

Price: $1,080,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 1012 sqm approx

Agent Comments



1200 Main Rd ELTHAM 3095 (REI/VG)

3 1 2

Price: $950,000
Method: Private Sale
Date: 05/11/2025
Property Type: House
Land Size: 966 sqm approx

Agent Comments

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.

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