Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	16 YARRA BRAES ROAD, ELTHAM, VIC 3095

Indicative selling price

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

Price Range:	$4,900,000 to $5,300,000

Median sale price

Median price	$1,270,000	Property type	House	Suburb	ELTHAM
Period	01 January 2026 to 31 March 2026	Source	pricefinder		

Comparable property sales

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:	19/05/2026