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	4 Elmwood Rise, Eltham North, Vic 3095

Indicative selling price

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

range between $1,350,000 & $1,400,000

Median sale price

Median price	$1,310,000	Property type	*House*	Suburb	Eltham North

Period - From	01/03/2026	to	31/05/2026	Source	PropTrack

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
13 Cambrian Court, Eltham North, VIC 3095	$1,375,000	25/04/2026
7 Melissa Court, Eltham North, VIC 3095	$1,407,000	18/02/2026
32 Acheron Crescent, Eltham North, VIC 3095	$1,380,000	19/05/2026

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: 30/06/2026