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	3 Hill Mews, Eltham Vic 3095

Indicative selling price

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

Single price $1,600,000

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	7 Batman Rd ELTHAM 3095	$1,650,000	14/05/2026
2	23 Valley Park Gr ELTHAM 3095	$1,655,000	02/04/2026
3	19 Wattle Gr ELTHAM 3095	$1,500,000	26/03/2026

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: 26/05/2026 14:20

3 Hill Mews, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
0417 502 944
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4 2 2

Property Type: House
Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
Year ending March 2026: $1,270,000

Comparable Properties



7 Batman Rd ELTHAM 3095 (REI)

4 4 2

Price: $1,650,000
Method: Private Sale
Date: 14/05/2026
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



23 Valley Park Gr ELTHAM 3095 (REI)

4 2 2

Price: $1,655,000
Method: Sold Before Auction
Date: 02/04/2026
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



19 Wattle Gr ELTHAM 3095 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

REIV THE DIFFERENCE

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