

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

1 Inez Avenue, Eltham Vic 3095

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Eltham

Period - From

21/09/2025

to

20/09/2026

Source

Property Data

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	20 Elsa Ct ELTHAM 3095	\$801,000	05/09/2026
2	30 Andrews St ELTHAM 3095	\$770,000	07/08/2026
3	23 Brownes Cr ELTHAM 3095	\$767,100	22/07/2026

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:

21/09/2026 09:16



Property Type:

Agent Comments

Comparable Properties



20 Elsa Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$801,000

Method: Auction Sale

Date: 05/09/2026

Property Type: House (Res)

Land Size: 593 sqm approx



30 Andrews St ELTHAM 3095 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 07/08/2026

Property Type: House



23 Brownes Cr ELTHAM 3095 (REI)

Agent Comments



Price: \$767,100

Method: Private Sale

Date: 22/07/2026

Property Type: House (Res)

Land Size: 737 sqm approx