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	26 Echidna Road, Eltham Vic 3095

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

Median price $1,277,500 Property Type House Suburb Eltham

Period - From 01/07/2025 to 30/06/2026 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	38 Kalbar Rd ELTHAM 3095	$1,550,000	23/04/2026
2	5 Talwong Ct RESEARCH 3095	$1,590,000	31/03/2026
3	59 Maroong Dr RESEARCH 3095	$1,610,000	16/02/2026

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: 15/07/2026 14:44

26 Echidna Road, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
0417 502 944
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5 3 2

Property Type: House
Land Size: 1633 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,650,000
Median House Price
Year ending June 2026: $1,277,500

Comparable Properties



38 Kalbar Rd ELTHAM 3095 (REI)

4 2 2

Price: $1,550,000
Method: Private Sale
Date: 23/04/2026
Property Type: House
Land Size: 1476 sqm approx

Agent Comments



5 Talwong Ct RESEARCH 3095 (REI)

3 2 2

Price: $1,590,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 1557 sqm approx

Agent Comments

59 Maroong Dr RESEARCH 3095 (REI)

4 2 2

Price: $1,610,000
Method: Private Sale
Date: 16/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 1386 sqm approx

Agent Comments

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