Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/10/2026

Property offered for sale

Address
Including suburb and postcode: 73 Zig Zag Road, Eltham Vic 3095

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	3	215	2,850

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,550,000 & $1,650,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,300,000 | Property type: House | Suburb: Eltham

Period: from 01/04/2026 to 30/06/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	26 Echidna Rd ELTHAM 3095		
Sale price	$1,633,000	Date of sale	28/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	2	N/A	1,633

Comparable property 2

Address	7 Crowe Ct ELTHAM 3095		
Sale price	$1,522,500	Date of sale	30/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	2	N/A	1,859

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There are no other properties within the prescribed date range that possess comparable attributes to this property, particularly the combination of its substantial land holding, renovated presentation, swimming pool and extensive car accommodation.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $1,580,000 Unconditional sale date 29.10.26

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=3a207c6926695605e2929d452e566033

73 Zig Zag Road, Eltham Vic 3095

JellisCraig

John Le Gros
03 9439 1222
0422 608 038
johnlegros@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 2850 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
June quarter 2026: $1,300,000

Comparable Properties



26 Echidna Rd ELTHAM 3095 (REI)

5 3 2

Price: $1,633,000
Method: Private Sale
Date: 28/07/2026
Property Type: House
Land Size: 1633 sqm approx

Agent Comments

7 Crowe Ct ELTHAM 3095 (REI)

5 3 2

Price: $1,522,500
Method: Private Sale
Date: 30/05/2026
Rooms: 9
Property Type: House (Res)
Land Size: 1859 sqm approx

Agent Comments

This property is within close proximity of the high-tension transmission lines

There are no other properties within the prescribed date range that possess comparable attributes to this property, particularly the combination of its substantial land holding, renovated presentation, swimming pool and extensive car accommodation.

REIV THE DIFFERENCE

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