Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 13/11/2026

Property offered for sale

Address
Including suburb and postcode: 18 Pennell Street, Eltham North 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	3	2	284	898

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 $1,010,000 & $1,070,000

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: $1,219,444 | Property type: House | Suburb: Eltham North

Period: from 13/11/2025 to 12/11/2026 | Source: Property Data

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	2 Serafini Ct ELTHAM NORTH 3095		
Sale price	$1,100,000	Date of sale	09/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	778

Comparable property 2

Address	50 Orchard Av ELTHAM NORTH 3095		
Sale price	$1,080,000	Date of sale	28/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	0	N/A	913

Comparable property 3

Address	46 Acheron Cr ELTHAM NORTH 3095		
Sale price	$1,128,000	Date of sale	26/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	650

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:

N/A

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 _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=e7bc0e1d442c433b163500d70631b0e5

18 Pennell Street, Eltham North Vic 3095

JellisCraig

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4 3 2

Property Type: House
Land Size: 898 sqm approx

Agent Comments

Indicative Selling Price
$1,010,000 - $1,070,000
Median House Price
13/11/2025 - 12/11/2026: $1,219,444

Comparable Properties



2 Serafini Ct ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 09/10/2026
Property Type: House (Res)
Land Size: 778 sqm approx

Agent Comments



50 Orchard Av ELTHAM NORTH 3095 (REI)

3 1 -

Price: $1,080,000
Method: Private Sale
Date: 28/09/2026
Property Type: House
Land Size: 913 sqm approx

Agent Comments



46 Acheron Cr ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,128,000
Method: Private Sale
Date: 26/08/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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