Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 10/11/2026

Property offered for sale

Address
Including suburb and postcode: 29 Livingstone 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	2	N/A	1,033

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 $1,000,000 & $1,100,000

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

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 $1,237,500 | Property type House | Suburb Eltham

Period: from 10/11/2025 to 09/11/2026 | 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	15 Tadema Cr ELTHAM 3095		
Sale price	$1,070,000	Date of sale	20/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	N/A	1,061

Comparable property 2

Address	7 Wattle Gr ELTHAM 3095		
Sale price	$1,010,000	Date of sale	13/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	1,538

Comparable property 3

Address	5 Warringah Cr ELTHAM NORTH 3095		
Sale price	$1,052,500	Date of sale	09/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	919

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=fa78b9b9ad7ea4fc337d5a4f80cd5c12

29 Livingstone Road, Eltham Vic 3095

JellisCraig

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 1033 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
10/11/2025 - 09/11/2026: $1,237,500

Comparable Properties

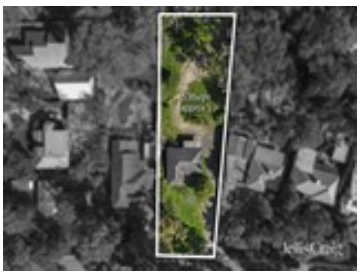


15 Tadema Cr ELTHAM 3095 (REI)

4 3 2

Price: $1,070,000
Method: Private Sale
Date: 20/10/2026
Property Type: House (Res)
Land Size: 1061 sqm approx

Agent Comments



7 Wattle Gr ELTHAM 3095 (REI)

3 1 1

Price: $1,010,000
Method: Private Sale
Date: 13/06/2026
Property Type: House
Land Size: 1538 sqm approx

Agent Comments

5 Warringah Cr ELTHAM NORTH 3095 (REI)

3 2 2

Price: $1,052,500
Method: Private Sale
Date: 09/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 919 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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