

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

29/10/2026

Property offered for sale

Address
Including suburb and postcode

2/11 Baxter Street, 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	645

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

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

Property type

Suburb

Period: from

to

Source

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		14 Rockliffe St ELTHAM 3095			
Sale price		\$1,400,000	Date of sale	11/07/2026	
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	655

Comparable property 2

Address	18 Philip St LOWER PLENTY 3093				
Sale price	\$1,570,000	Date of sale	18/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	3	N/A	690

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 limited directly comparable sales due to the home's recent renovation, modern single-level four-bedroom layout and more compact proportions. The battle-axe allotment and shared driveway further limit comparisons. 14 Rockliffe offers a strong comparison in terms of layout, land size and internal area, while 18 Phillip Street, Lower Plenty, is nearby and shares similar modern characteristics.

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=e7a0437e0e32c7e263db53b8c00bc971>



Property Type: House

Land Size: 645 sqm approx

Agent Comments

Comparable Properties



14 Rockliffe St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 655 sqm approx



18 Philip St LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$1,570,000

Method: Private Sale

Date: 18/06/2026

Property Type: House (Res)

There are limited directly comparable sales due to the home's recent renovation, modern single-level four-bedroom layout and more compact proportions. The battle-axe allotment and shared driveway further limit comparisons. 14 Rockliffe offers a strong comparison in terms of layout, land size and internal area, while 18 Phillip Street, Lower Plenty, is nearby and shares similar modern characteristics.