# Property Price Statement

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

**Date prepared** 19/11/2026

**Property offered for sale**

Address
Including suburb and postcode: 33 Moola Place, 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 (Res) | 4 | 4 | 0 | 178 | 1,045 |

**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 $960,000 & $1,050,000

**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 $1,250,000 | Property type House | Suburb Eltham

Period: from 19/11/2025 to 18/11/2026 | 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 | 39 Frank St ELTHAM 3095 | | |
| Sale price | $1,037,500 | Date of sale | 16/10/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 4 | 2 | 2 | 128 | 786 |

**Comparable property 2**

| | | | |
|---|---|---|---|
| Address | 8 Lyons Rise ELTHAM 3095 | | |
| Sale price | $1,045,000 | Date of sale | 18/09/2026 |

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 | 771 |

**Comparable property 3**

| | | | |
|---|---|---|---|
| Address | 7 Eurabbie Ct ELTHAM 3095 | | |
| Sale price | $1,050,000 | Date of sale | 05/08/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House (Res) | 4 | 3 | 2 | N/A | 832 |

## 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=7192cc7750e5f44ccc51c8f7039ba8b2

# 33 Moola Place, Eltham Vic 3095

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4 4 0

**Rooms:** 8
**Property Type:** House (Res)
**Land Size:** 1045 sqm approx

Agent Comments

**Indicative Selling Price**
$960,000 - $1,050,000
**Median House Price**
19/11/2025 - 18/11/2026: $1,250,000

## Comparable Properties



**39 Frank St ELTHAM 3095 (REI)**

4 2 2

**Price:** $1,037,500
**Method:** Private Sale
**Date:** 16/10/2026
**Property Type:** House
**Land Size:** 786 sqm approx

Agent Comments



**8 Lyons Rise ELTHAM 3095 (REI)**

4 2 2

**Price:** $1,045,000
**Method:** Private Sale
**Date:** 18/09/2026
**Property Type:** House (Res)
**Land Size:** 771 sqm approx

Agent Comments



**7 Eurabbie Ct ELTHAM 3095 (REI)**

4 3 2

**Price:** $1,050,000
**Method:** Private Sale
**Date:** 05/08/2026
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 832 sqm approx

Agent Comments



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