Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23-25 Rockliffe Street, Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,225,000 Property Type House Suburb Eltham

Period - From 26/02/2025 to 25/08/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
34 Nyora Road Eltham VIC	$1,250,000	12/04/2025
13 View Hill Crescent Eltham VIC 3095	$1,250,000	26/02/2025
4 Rodda Parade Eltham VIC 3095	$1,120,000	23/04/2025

This Statement of Information was prepared on: 26/08/2025