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	21 Davies Drive, Eltham VIC 3095

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,232,500 Property Type House Suburb Eltham

Period - From 11/03/2025 to 10/09/2025 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
5 Marlow Place Eltham VIC	$1,100,000	03/09/2025
6 Ancona Court Eltham VIC	$1,140,000	01/09/2025
2 Coolabah Drive Eltham VIC	$1,190,000	30/08/2025

This Statement of Information was prepared on: 11/09/2025