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<br>Including suburb and postcode | 70 Wombat Drive, Eltham Vic 3095 |

## Indicative selling price

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

Range between $1,800,000 & $1,980,000

## Median sale price

Median price $1,220,000 Property Type House Suburb Eltham

Period - From 09/09/2024 to 08/09/2025 Source Property Data

## 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 agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 9 Wombat Dr ELTHAM 3095 | $1,750,000 | 30/08/2025 |
| 2 | 8 Murrays Pl ELTHAM NORTH 3095 | $1,925,000 | 28/08/2025 |
| 3 | 40 Margaret St RESEARCH 3095 | $1,950,000 | 19/05/2025 |

**OR**

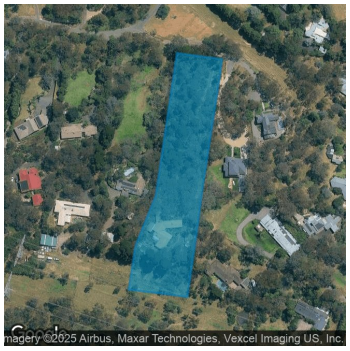
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09/09/2025 12:19

# 70 Wombat Drive, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
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**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,800,000 - $1,980,000
**Median House Price**
09/09/2024 - 08/09/2025: $1,220,000

## Comparable Properties

**9 Wombat Dr ELTHAM 3095 (REI)**

4 | 3 | 2

**Price:** $1,750,000
**Method:** Auction Sale
**Date:** 30/08/2025
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 2025 sqm approx

Agent Comments



**8 Murrays Pl ELTHAM NORTH 3095 (REI)**

4 | 2 | 2

**Price:** $1,925,000
**Method:** Private Sale
**Date:** 28/08/2025
**Property Type:** House
**Land Size:** 725 sqm approx

Agent Comments



**40 Margaret St RESEARCH 3095 (REI)**

5 | 4 | 4

**Price:** $1,950,000
**Method:** Private Sale
**Date:** 19/05/2025
**Property Type:** House (Res)
**Land Size:** 5805 sqm approx

Agent Comments



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