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	3/1455 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $838,777 Property Type Townhouse Suburb Eltham

Period - From 10/11/2024 to 09/11/2025 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	2/1324 Main Rd ELTHAM 3095	$955,000	09/06/2025
2			
3			

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: 10/11/2025 11:21

3/1455 Main Road, Eltham Vic 3095

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3 2 2

Property Type: Townhouse (Single)
Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median Townhouse Price
10/11/2024 - 09/11/2025: $838,777

Comparable Properties

2/1324 Main Rd ELTHAM 3095 (REI)

4 2 3

Price: $955,000
Method: Private Sale
Date: 09/06/2025
Rooms: 7
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

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.

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