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 | 6 Tadema Crescent, Eltham Vic 3095 |

## Indicative selling price

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

Single price $1,300,000

## Median sale price

Median price $1,276,500 Property Type House Suburb Eltham

Period - From 01/10/2025 to 31/12/2025 Source REIV

## 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 | 71 Eucalyptus Rd ELTHAM 3095 | $1,210,000 | 29/09/2025 |
| 2 | 13 Fairdale Ct ELTHAM 3095 | $1,327,000 | 28/08/2025 |
| 3 | 17 Onkara Ct ELTHAM 3095 | $1,250,000 | 23/07/2025 |

**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: 15/01/2026 12:47

# 6 Tadema Crescent, Eltham Vic 3095

BARRYPLANT



4 3 2

**Property Type:** House
**Land Size:** 918 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000
**Median House Price**
December quarter 2025: $1,276,500

## Comparable Properties



### 71 Eucalyptus Rd ELTHAM 3095 (REI/VG)

4 2 2

**Price:** $1,210,000
**Method:** Private Sale
**Date:** 29/09/2025
**Property Type:** House
**Land Size:** 783 sqm approx

Agent Comments



### 13 Fairdale Ct ELTHAM 3095 (REI/VG)

4 2 2

**Price:** $1,327,000
**Method:** Private Sale
**Date:** 28/08/2025
**Property Type:** House (Res)
**Land Size:** 834 sqm approx

Agent Comments



### 17 Onkara Ct ELTHAM 3095 (REI/VG)

4 2 4

**Price:** $1,250,000
**Method:** Private Sale
**Date:** 23/07/2025
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 980 sqm approx

Agent Comments

**Account** - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE

propertydata.com.au

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