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	2/16 Piper Crescent, Eltham Vic 3095

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,250,000 Property Type House Suburb Eltham

Period - From 18/12/2024 to 17/12/2025 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	27 Kalbar Rd ELTHAM 3095	$1,225,000	28/11/2025
2	30 Arcadia Way ELTHAM NORTH 3095	$1,200,000	06/09/2025
3	38 Maroong Dr RESEARCH 3095	$1,220,000	30/06/2025

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: 18/12/2025 15:08

2/16 Piper Crescent, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
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Property Type: Land
Land Size: 815 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
18/12/2024 - 17/12/2025: $1,250,000

Comparable Properties



27 Kalbar Rd ELTHAM 3095 (REI)

4 2 2

Price: $1,225,000
Method: Private Sale
Date: 28/11/2025
Property Type: House
Land Size: 967 sqm approx

Agent Comments



30 Arcadia Way ELTHAM NORTH 3095 (REI/VG)

4 3 2

Price: $1,200,000
Method: Private Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 1082 sqm approx

Agent Comments



38 Maroong Dr RESEARCH 3095 (REI/VG)

4 2 2

Price: $1,220,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 930 sqm approx

Agent Comments

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