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 | 9 Clearwater Close, Eltham Vic 3095 |

## Indicative selling price

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

Range between $1,650,000 & $1,750,000

## 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 | 11 Mulberry Ct ELTHAM 3095 | $1,745,000 | 11/10/2025 |
| 2 | 12 Baxter St ELTHAM 3095 | $1,800,500 | 01/10/2025 |
| 3 | 9 Thornton St ELTHAM 3095 | $1,600,000 | 15/09/2025 |

**OR**

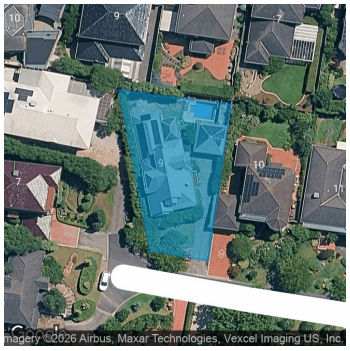
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/01/2026 10:09

# 9 Clearwater Close, Eltham Vic 3095

JellisCraig

Aaron Yeats
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0400 067 024
aaronyeats@jelliscraig.com.au




4 2 2

**Rooms:** 6
**Property Type:** House
**Land Size:** 682 sqm approx

Agent Comments

**Indicative Selling Price**
$1,650,000 - $1,750,000
**Median House Price**
December quarter 2025: $1,276,500

## Comparable Properties



**11 Mulberry Ct ELTHAM 3095 (REI)**

4 3 4

**Price:** $1,745,000
**Method:** Auction Sale
**Date:** 11/10/2025
**Property Type:** House (Res)
**Land Size:** 991 sqm approx

Agent Comments



**12 Baxter St ELTHAM 3095 (REI)**

4 3 2

**Price:** $1,800,500
**Method:** Private Sale
**Date:** 01/10/2025
**Property Type:** House
**Land Size:** 1012 sqm approx

Agent Comments

**9 Thornton St ELTHAM 3095 (REI)**

4 3 2

**Price:** $1,600,000
**Method:** Private Sale
**Date:** 15/09/2025
**Rooms:** 7
**Property Type:** House (Res)
**Land Size:** 1012 sqm approx

Agent Comments



REIV THE DIFFERENCE

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