

# 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

82 Kalbar Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,156,000 Property Type House Suburb Eltham

Period - From 01/10/2024 to 31/12/2024 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	14 Pickwood Rise RESEARCH 3095	\$1,330,000	11/12/2024
2	81 Kalbar Rd ELTHAM 3095	\$1,475,000	09/11/2024
3	8 Cameron Ct ELTHAM 3095	\$1,225,000	07/09/2024

**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:

20/02/2025 11:08



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**Property Type:** House  
**Land Size:** 1450 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
**Median House Price**  
 December quarter 2024: \$1,156,000

## Comparable Properties



14 Pickwood Rise RESEARCH 3095 (REI)

Agent Comments

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**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 11/12/2024  
**Property Type:** House (Res)  
**Land Size:** 1017 sqm approx



81 Kalbar Rd ELTHAM 3095 (REI/VG)

Agent Comments

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**Price:** \$1,475,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 962 sqm approx



8 Cameron Ct ELTHAM 3095 (REI)

Agent Comments

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**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 07/09/2024  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 1149 sqm approx

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