

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

1 Inez Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Eltham

Period - From 20/05/2025 to 19/05/2026 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	1133 Main Rd ELTHAM 3095	\$850,000	03/05/2026
2	57 Frank St ELTHAM 3095	\$800,000	24/04/2026
3	9 Calrossie Av MONTMORENCY 3094	\$900,000	16/12/2025

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:

20/05/2026 10:22



Property Type: House (Previously Occupied - Detached)

Land Size: 768 sqm approx

Agent Comments

Comparable Properties



1133 Main Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 03/05/2026

Property Type: House

Land Size: 1134 sqm approx



57 Frank St ELTHAM 3095 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 24/04/2026

Property Type: House (Res)

Land Size: 808 sqm approx



9 Calrossie Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 1110 sqm approx