

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 Victoria Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	6 Cameron Ct ELTHAM 3095	\$1,560,000	10/12/2025
2	3 Talwong Ct RESEARCH 3095	\$1,682,500	24/11/2025
3	99 Kalbar Rd ELTHAM 3095	\$1,660,000	04/10/2025

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 10:43



Rooms: 6
Property Type: House (Res)
Land Size: 1127 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
18/12/2024 - 17/12/2025: \$1,250,000

Comparable Properties



6 Cameron Ct ELTHAM 3095 (REI)

[Agent Comments](#)



Price: \$1,560,000
Method: Private Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 1166 sqm approx



3 Talwong Ct RESEARCH 3095 (REI)

[Agent Comments](#)



Price: \$1,682,500
Method: Private Sale
Date: 24/11/2025
Rooms: 5
Property Type: House (Res)
Land Size: 2574 sqm approx

99 Kalbar Rd ELTHAM 3095 (REI)

[Agent Comments](#)



Price: \$1,660,000
Method: Private Sale
Date: 04/10/2025
Property Type: House (Res)