

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

13 Laleham Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/04/2026

to

30/06/2026

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	7 Delmuir CI ELTHAM 3095	\$1,315,000	23/07/2026
2	14 Rockliffe St ELTHAM 3095	\$1,400,000	11/07/2026
3	9 Barriedale Ct ELTHAM 3095	\$1,385,000	31/05/2026

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:

04/08/2026 10:33

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2026: \$1,300,000



4 2 2

Rooms: 8

Property Type: House

Land Size: 892 sqm approx

Agent Comments

Comparable Properties



7 Delmuir CI ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,315,000

Method: Sold Before Auction

Date: 23/07/2026

Property Type: House (Res)

Land Size: 801 sqm approx



14 Rockcliffe St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 655 sqm approx



9 Barriedale Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,385,000

Method: Private Sale

Date: 31/05/2026

Property Type: House

Land Size: 901 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192