

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

19 Wattle Grove, Eltham Vic 3095

Indicative selling price

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

Range between \$1,540,000

&

\$1,620,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Eltham

Period - From 04/08/2024

to

03/08/2025

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	35 Falkiner St ELTHAM 3095	\$1,501,000	01/07/2025
2	19 Mulberry Ct ELTHAM 3095	\$1,641,000	26/04/2025
3	22 Howgate Ct ELTHAM 3095	\$1,501,000	25/02/2025

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:

04/08/2025 10:07

Trent Grindal
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4 3 2

Property Type: House
Land Size: 776 sqm approx
Agent Comments

Indicative Selling Price
\$1,540,000 - \$1,620,000
Median House Price
04/08/2024 - 03/08/2025: \$1,225,000

Comparable Properties



35 Falkiner St ELTHAM 3095 (REI)

Agent Comments

4 2 3

Price: \$1,501,000
Method: Private Sale
Date: 01/07/2025
Rooms: 8
Property Type: House (Res)
Land Size: 700 sqm approx



19 Mulberry Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,641,000
Method: Private Sale
Date: 26/04/2025
Property Type: House
Land Size: 926 sqm approx



22 Howgate Ct ELTHAM 3095 (REI/VG)

Agent Comments

5 2 2

Price: \$1,501,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 815 sqm approx

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