

## 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

2/16 Piper Crescent, Eltham Vic 3095

#### Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,250,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Eltham</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">18/12/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">17/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">Property Data</span>

#### 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	27 Kalbar Rd ELTHAM 3095	\$1,225,000	28/11/2025
2	30 Arcadia Way ELTHAM NORTH 3095	\$1,200,000	06/09/2025
3	38 Maroong Dr RESEARCH 3095	\$1,220,000	30/06/2025

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 15:08

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**Property Type:** Land  
**Land Size:** 815 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median House Price**

18/12/2024 - 17/12/2025: \$1,250,000

## Comparable Properties



**27 Kalbar Rd ELTHAM 3095 (REI)**



**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 28/11/2025  
**Property Type:** House  
**Land Size:** 967 sqm approx

[Agent Comments](#)



**30 Arcadia Way ELTHAM NORTH 3095 (REI/VG)**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 1082 sqm approx

[Agent Comments](#)



**38 Maroong Dr RESEARCH 3095 (REI/VG)**



**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 30/06/2025  
**Property Type:** House (Res)  
**Land Size:** 930 sqm approx

[Agent Comments](#)

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