

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

2/45 View Hill Crescent, Eltham VIC 3095

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham

Period - From

21/06/2025

to

20/12/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

- 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.

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-------------|--------------|
| 23-25 Rockliffe Street Eltham VIC | \$1,259,000 | 04/09/2025 |
| 46 Malabar Crescent Eltham VIC | \$1,190,000 | 05/09/2025 |
| | | |

This Statement of Information was prepared on:

22/12/2025