

# 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 Culla Hill, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,800,000

&

\$4,100,000

### Median sale price

Median price

\$1,252,000

Property Type

House

Suburb

Eltham

Period - From

09/02/2025

to

08/02/2026

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		
2		
3		

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:

09/02/2026 12:33

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

**Indicative Selling Price**

\$3,800,000 - \$4,100,000

**Median House Price**

09/02/2025 - 08/02/2026: \$1,252,000



**Rooms:** 9

**Property Type:** House

**Land Size:** 7489 sqm approx

Agent Comments

## Comparable Properties

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.

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