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<br>Including suburb and postcode | 26 Echidna Road, Eltham Vic 3095 |

## Indicative selling price

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

Range between $1,600,000 & $1,650,000

## Median sale price

Median price $1,277,500 Property Type House Suburb Eltham

Period - From 01/07/2025 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 | 38 Kalbar Rd ELTHAM 3095 | $1,550,000 | 23/04/2026 |
| 2 | 5 Talwong Ct RESEARCH 3095 | $1,590,000 | 31/03/2026 |
| 3 | 59 Maroong Dr RESEARCH 3095 | $1,610,000 | 16/02/2026 |

**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: 15/07/2026 14:44

# 26 Echidna Road, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
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5 3 2

**Property Type:** House
**Land Size:** 1633 sqm approx

Agent Comments

**Indicative Selling Price**
$1,600,000 - $1,650,000
**Median House Price**
Year ending June 2026: $1,277,500

## Comparable Properties




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

4 2 2

**Price:** $1,550,000
**Method:** Private Sale
**Date:** 23/04/2026
**Property Type:** House
**Land Size:** 1476 sqm approx

Agent Comments



**5 Talwong Ct RESEARCH 3095 (REI)**

3 2 2

**Price:** $1,590,000
**Method:** Private Sale
**Date:** 31/03/2026
**Property Type:** House
**Land Size:** 1557 sqm approx

Agent Comments

**59 Maroong Dr RESEARCH 3095 (REI)**

4 2 2

**Price:** $1,610,000
**Method:** Private Sale
**Date:** 16/02/2026
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 1386 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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