Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

27 Kalbar Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,220,000	Pro	perty Type	House		Suburb	Eltham
Period - From	09/09/2024	to	08/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	13 Fairdale Ct ELTHAM 3095	\$1,327,000	28/08/2025
2	22 Balmoral Cirt ELTHAM 3095	\$1,320,000	18/07/2025
3	8 Hawkhurst Ct ELTHAM 3095	\$1,350,000	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:	09/09/2025 13:24



JellisCraig

Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au





Rooms: 7

Property Type: House (Res) Land Size: 967 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** 09/09/2024 - 08/09/2025: \$1,220,000

Comparable Properties



13 Fairdale Ct ELTHAM 3095 (REI)

Price: \$1,327,000



Method: Private Sale Date: 28/08/2025

Property Type: House (Res) Land Size: 834 sqm approx

Agent Comments



22 Balmoral Cirt ELTHAM 3095 (REI)



Agent Comments

Price: \$1,320,000 Method: Private Sale Date: 18/07/2025 Property Type: House

Land Size: 1110 sqm approx



8 Hawkhurst Ct ELTHAM 3095 (REI/VG)



Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 30/06/2025

Rooms: 7

Property Type: House (Res) Land Size: 1487 sqm approx

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