Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	27 Kalbar Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,230,000	&	\$1,260,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Eltham
Period - From	24/11/2024	to	23/11/2025	9	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	49 Wycliffe Cr ELTHAM 3095	\$1,302,000	28/10/2025
2	8 Ashdale Gr ELTHAM 3095	\$1,230,000	13/10/2025
3	8 Baringa PI ELTHAM 3095	\$1,230,000	19/05/2025

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:	24/11/2025 16:17



JellisCraig

Trent Grindal 9431 1222 0468 936 914 trentgrindal@jelliscraig.com.au

Indicative Selling Price \$1,230,000 - \$1,260,000 Median House Price 24/11/2024 - 23/11/2025: \$1,250,000





Property Type: House Land Size: 967 sqm approx Agent Comments

Comparable Properties



49 Wycliffe Cr ELTHAM 3095 (REI)

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Price: \$1,302,000 Method: Private Sale Date: 28/10/2025 Property Type: House Land Size: 859 sqm approx Agent Comments



8 Ashdale Gr ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$1,230,000 **Method:** Private Sale **Date:** 13/10/2025

Property Type: House (Res) **Land Size:** 908 sqm approx



8 Baringa PI ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$1,230,000 Method: Private Sale

Date: 19/05/2025 Rooms: 6

Property Type: House (Res) **Land Size:** 792 sqm approx

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





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