

# 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

27 Kalbar Road, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,220,000

Property 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.

	Address 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

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 4  2  2

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,327,000  
**Method:** Private Sale  
**Date:** 28/08/2025  
**Property Type:** House (Res)  
**Land Size:** 834 sqm approx



**22 Balmoral Cirt ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**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**

 4  2  2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 30/06/2025  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1487 sqm approx

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