

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

3/1455 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$890,000

&

\$950,000

Median sale price

Median price

\$838,777

Property Type

Townhouse

Suburb

Eltham

Period - From

10/11/2024

to

09/11/2025

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	2/1324 Main Rd ELTHAM 3095	\$955,000	09/06/2025
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:

10/11/2025 11:21

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Indicative Selling Price

\$890,000 - \$950,000

Median Townhouse Price

10/11/2024 - 09/11/2025: \$838,777



3 2 2

Property Type: Townhouse
(Single)

Land Size: 528 sqm approx

Agent Comments

Comparable Properties

2/1324 Main Rd ELTHAM 3095 (REI)

Agent Comments

4 2 3

Price: \$955,000

Method: Private Sale

Date: 09/06/2025

Rooms: 7

Property Type: House (Res)

Land Size: 620 sqm approx

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.