

# 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 Quentin Way, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,252,000

Property Type House

Suburb Eltham

Period - From 09/02/2025

to

08/02/2026

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	8 Jelbart Ct ELTHAM 3095	\$1,530,000	31/01/2026
2	5 Ancona Ct ELTHAM 3095	\$1,500,000	30/11/2025
3	68 Livingstone Rd ELTHAM 3095	\$1,660,000	20/09/2025

**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:

09/02/2026 14:19



**Property Type:** House (Res)  
**Land Size:** 838 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
09/02/2025 - 08/02/2026: \$1,252,000

## Comparable Properties



**8 Jelbart Ct ELTHAM 3095 (REI)**

[Agent Comments](#)



**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** House (Res)  
**Land Size:** 966 sqm approx



**5 Ancona Ct ELTHAM 3095 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 30/11/2025  
**Property Type:** House  
**Land Size:** 975 sqm approx



**68 Livingstone Rd ELTHAM 3095 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 1300 sqm approx