

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

38 Balmoral Circuit, Eltham VIC 3095

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,278,750

Property Type

House

Suburb

Eltham

Period - From

05/02/2026

to

04/08/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Parry Road Eltham North VIC	\$1,200,000	28/05/2026
10 Sturt Place Diamond Creek VIC	\$1,100,000	19/03/2026
73 Frank Street Eltham VIC	\$1,143,000	13/02/2026

This Statement of Information was prepared on:

05/08/2026