

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

4 Falconhurst Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/04/2026

to

30/06/2026

Source REIV

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	3 Zig Zag Rd ELTHAM 3095	\$1,310,000	22/04/2026
2	2 Talwong Ct RESEARCH 3095	\$1,552,250	10/03/2026
3	5 Dobell Dr ELTHAM 3095	\$1,380,000	28/02/2026

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:

25/08/2026 10:36



 5  3  2

Property Type: House
Land Size: 3796 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
June quarter 2026: \$1,300,000

Comparable Properties



3 Zig Zag Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,310,000
Method: Sold Before Auction
Date: 22/04/2026
Rooms: 8
Property Type: House (Res)
Land Size: 1313 sqm approx



2 Talwong Ct RESEARCH 3095 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,552,250
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 2648 sqm approx

5 Dobell Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,380,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 3002 sqm approx

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