

# 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

5 Otis Place, 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

\$1,480,000

&

\$1,520,000

### Median sale price

Median price

\$1,278,750

Property Type

House

Suburb

Eltham

Period - From

11/02/2026

to

10/08/2026

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 |
|--------------------------------|-------------|--------------|
| 7 CROWE COURT ELTHAM           | \$1,522,500 | 23/05/2026   |
| 5 TALWONG COURT RESEARCH       | \$1,590,000 | 31/03/2026   |
| 19 WATTLE GROVE ELTHAM         | \$1,500,000 | 25/03/2026   |

This Statement of Information was prepared on:

11/08/2026