

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

7 Batman Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,285,000

Property Type House

Suburb Eltham

Period - From 01/01/2026

to 31/03/2026

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	144 Pitt St ELTHAM 3095	\$1,420,000	24/01/2026
2	1a Frank St ELTHAM 3095	\$1,348,000	18/11/2025
3	42 Grove St ELTHAM 3095	\$1,405,600	30/10/2025

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:

29/04/2026 11:52



 4  4  2

Property Type: House
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
March quarter 2026: \$1,285,000

Comparable Properties



144 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,420,000
Method: Private Sale
Date: 24/01/2026
Property Type: House
Land Size: 794 sqm approx



1a Frank St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,348,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 592 sqm approx



42 Grove St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,405,600
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 791 sqm approx

Account - Barry Plant | P: 03 9842 8888