

# 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 Wattle Grove, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,225,000

Property Type House

Suburb Eltham

Period - From 25/08/2024

to

24/08/2025

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	66 Park Rd ELTHAM 3095	\$1,088,000	04/06/2025
2	20 Taylor St ELTHAM 3095	\$1,140,000	27/05/2025
3	8 Macaulay Ct ELTHAM 3095	\$1,120,000	06/05/2025

**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:

25/08/2025 09:20

Trent Grindal

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

25/08/2024 - 24/08/2025: \$1,225,000

**Property Type:** House**Land Size:** 1533 sqm approx

Agent Comments

## Comparable Properties

**66 Park Rd ELTHAM 3095 (VG)**

Agent Comments

**Price:** \$1,088,000**Method:** Sale**Date:** 04/06/2025**Property Type:** House (Previously Occupied - Detached)**Land Size:** 1382 sqm approx**20 Taylor St ELTHAM 3095 (VG)**

Agent Comments

**Price:** \$1,140,000**Method:** Sale**Date:** 27/05/2025**Property Type:** House (Previously Occupied - Detached)**Land Size:** 840 sqm approx**8 Macaulay Ct ELTHAM 3095 (REI/VG)**

Agent Comments

**Price:** \$1,120,000**Method:** Private Sale**Date:** 06/05/2025**Rooms:** 5**Property Type:** House (Res)**Land Size:** 917 sqm approx

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