

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

70 Wombat Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,220,000

Property Type House

Suburb Eltham

Period - From 09/09/2024

to

08/09/2025

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	9 Wombat Dr ELTHAM 3095	\$1,750,000	30/08/2025
2	8 Murrays PI ELTHAM NORTH 3095	\$1,925,000	28/08/2025
3	40 Margaret St RESEARCH 3095	\$1,950,000	19/05/2025

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:

09/09/2025 12:19

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Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
09/09/2024 - 08/09/2025: \$1,220,000

Comparable Properties

9 Wombat Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,750,000
Method: Auction Sale
Date: 30/08/2025
Rooms: 5
Property Type: House (Res)
Land Size: 2025 sqm approx



8 Murrays PI ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,925,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 725 sqm approx



40 Margaret St RESEARCH 3095 (REI)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 19/05/2025
Property Type: House (Res)
Land Size: 5805 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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