

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

75 Kalbar Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,535,000

Median sale price

Median price

\$1,247,500

Property Type

House

Suburb

Eltham

Period - From

26/11/2024

to

25/11/2025

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	8 Tadema Cr ELTHAM 3095	\$1,532,500	31/07/2025
2	13 Delmuir Cl ELTHAM 3095	\$1,470,000	30/06/2025
3	12 Elmwood Rise ELTHAM NORTH 3095	\$1,600,000	17/06/2025

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:

26/11/2025 10:43

Trent Grindal
9431 1222
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Indicative Selling Price
\$1,535,000

Median House Price
26/11/2024 - 25/11/2025: \$1,247,500



4 2 2

Property Type: House
Land Size: 855 sqm approx
Agent Comments

Comparable Properties



8 Tadema Cr ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,532,500
Method: Auction Sale
Date: 31/07/2025
Property Type: House (Res)
Land Size: 928 sqm approx



13 Delmuir CI ELTHAM 3095 (REI/VG)

Agent Comments

5 4 2

Price: \$1,470,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 872 sqm approx



12 Elmwood Rise ELTHAM NORTH 3095 (REI/VG)

Agent Comments

5 2 4

Price: \$1,600,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 1400 sqm approx

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