

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

9 Clearwater Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,276,500

Property Type House

Suburb Eltham

Period - From 01/10/2025

to 31/12/2025

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	11 Mulberry Ct ELTHAM 3095	\$1,745,000	11/10/2025
2	12 Baxter St ELTHAM 3095	\$1,800,500	01/10/2025
3	9 Thornton St ELTHAM 3095	\$1,600,000	15/09/2025

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:

15/01/2026 10:09

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

December quarter 2025: \$1,276,500



 4  2  2

Rooms: 6

Property Type: House

Land Size: 682 sqm approx

Agent Comments

Comparable Properties



11 Mulberry Ct ELTHAM 3095 (REI)

Agent Comments

 4  3  4

Price: \$1,745,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 991 sqm approx



12 Baxter St ELTHAM 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,800,500

Method: Private Sale

Date: 01/10/2025

Property Type: House

Land Size: 1012 sqm approx

9 Thornton St ELTHAM 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Private Sale

Date: 15/09/2025

Rooms: 7

Property Type: House (Res)

Land Size: 1012 sqm approx

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