

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 Mirtilga Place, Eltham Vic 3095

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$650,000

Property Type

Vacant land

Suburb

Eltham

Period - From

24/11/2024

to

23/11/2025

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	2/26 Diosma Rd ELTHAM 3095	\$885,000	16/09/2025
2	35 Frank St ELTHAM 3095	\$860,000	20/06/2025
3			

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:

24/11/2025 12:46

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4 2 0

Property Type: Land
Land Size: 1823 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Land Price
24/11/2024 - 23/11/2025: \$650,000

Comparable Properties

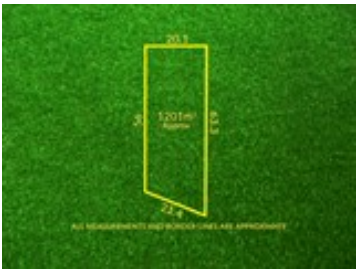


2/26 Diosma Rd ELTHAM 3095 (REI)

Agent Comments

- - -

Price: \$885,000
Method: Private Sale
Date: 16/09/2025
Property Type: Land
Land Size: 3039 sqm approx



35 Frank St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$860,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 1201 sqm approx

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.

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



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