

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 Nerreman Gateway, Eltham Vic 3095

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Eltham

Period - From 03/03/2025

to

02/03/2026

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	115 Glen Park Rd ELTHAM NORTH 3095	\$1,765,000	24/11/2025
2	15 Diamond St ELTHAM 3095	\$1,730,000	17/10/2025
3	11 Mulberry Ct ELTHAM 3095	\$1,745,000	11/10/2025

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:

03/03/2026 21:03



Property Type: House

Land Size: 1232 sqm approx

Agent Comments

Comparable Properties



115 Glen Park Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,765,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 912 sqm approx



15 Diamond St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,730,000

Method: Private Sale

Date: 17/10/2025

Rooms: 9

Property Type: House (Res)

Land Size: 1428 sqm approx



11 Mulberry Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,745,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 991 sqm approx