

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

86 Park Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Eltham

Period - From 01/04/2025

to

30/06/2025

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	10 Paltara Ct ELTHAM 3095	\$1,065,000	30/04/2025
2	16 Nundah Dr ELTHAM 3095	\$1,118,000	14/03/2025
3	18 Milborne Cr ELTHAM 3095	\$1,070,000	20/12/2024

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:

17/07/2025 10:15



 5  2  2

Property Type: House
Land Size: 859 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
June quarter 2025: \$1,260,000

Comparable Properties



10 Paltara Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,065,000
Method: Private Sale
Date: 30/04/2025
Property Type: House (Res)
Land Size: 790 sqm approx



16 Nundah Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,118,000
Method: Private Sale
Date: 14/03/2025
Property Type: House (Res)
Land Size: 828 sqm approx



18 Milborne Cr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,070,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 897 sqm approx

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