

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

4 Roxby Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,259,000

Property Type House

Suburb Eltham

Period - From 14/04/2025

to

13/04/2026

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	42 Wycliffe Cr ELTHAM 3095	\$1,250,000	19/03/2026
2	14 Onkara Ct ELTHAM 3095	\$1,277,500	20/02/2026
3	6 Tadema Cr ELTHAM 3095	\$1,270,000	30/01/2026

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:

14/04/2026 09:28

Trent Grindal
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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

14/04/2025 - 13/04/2026: \$1,259,000



5 2 3

Property Type: House (Res)

Agent Comments

Comparable Properties



42 Wycliffe Cr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 19/03/2026

Property Type: House (Res)

Land Size: 938 sqm approx



14 Onkara Ct ELTHAM 3095 (REI)

Agent Comments

4 3 2

Price: \$1,277,500

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 1108 sqm approx



6 Tadema Cr ELTHAM 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,270,000

Method: Private Sale

Date: 30/01/2026

Property Type: House (Res)

Land Size: 918 sqm approx

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