

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

1/3 Carmen Close, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$839,389 Property Type Townhouse Suburb Eltham

Period - From 06/05/2025 to 05/05/2026 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	4/1220 Main Rd ELTHAM 3095	\$915,000	02/03/2026
2	2/1152 Main Rd ELTHAM 3095	\$895,000	03/02/2026
3	3/1455 Main Rd ELTHAM 3095	\$960,000	28/11/2025

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: 06/05/2026 16:08

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Indicative Selling Price
\$880,000 - \$960,000
Median Townhouse Price
06/05/2025 - 05/05/2026: \$839,389



3 2 2

Rooms: 6
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



4/1220 Main Rd ELTHAM 3095 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$915,000
Method: Private Sale
Date: 02/03/2026
Rooms: 4
Property Type: Townhouse (Res)



2/1152 Main Rd ELTHAM 3095 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$895,000
Method: Private Sale
Date: 03/02/2026
Rooms: 6
Property Type: Townhouse (Res)



3/1455 Main Rd ELTHAM 3095 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$960,000
Method: Private Sale
Date: 28/11/2025
Property Type: Townhouse (Single)
Land Size: 528 sqm approx

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