

# 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

12 Culla Hill, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000

&

\$3,600,000

### Median sale price

Median price \$1,277,500

Property Type House

Suburb Eltham

Period - From 01/07/2025

to 30/06/2026

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 | 1 Cooina PI ELTHAM 3095        | \$3,050,000 | 11/06/2026   |
| 2 | 2 Culla Hill ELTHAM 3095       | \$3,950,000 | 20/04/2026   |
| 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:

11/08/2026 11:53



4 4 10

**Property Type:** House  
**Land Size:** 7576 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,300,000 - \$3,600,000  
**Median House Price**  
Year ending June 2026: \$1,277,500

## Comparable Properties



**1 Cooinda PI ELTHAM 3095 (REI)**

**Agent Comments**

4 3 2

**Price:** \$3,050,000  
**Method:** Private Sale  
**Date:** 11/06/2026  
**Property Type:** House  
**Land Size:** 4518 sqm approx



**2 Culla Hill ELTHAM 3095 (REI/VG)**

**Agent Comments**

5 4 3

**Price:** \$3,950,000  
**Method:** Private Sale  
**Date:** 20/04/2026  
**Property Type:** House  
**Land Size:** 7510 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.