

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 Mulberry Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Eltham

Period - From 01/04/2025

to

31/03/2026

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	23 Valley Park Gr ELTHAM 3095	\$1,655,000	02/04/2026
2	6 Valley Park Gr ELTHAM 3095	\$1,760,000	14/03/2026
3	9 Clearwater Cl ELTHAM 3095	\$1,720,000	29/01/2026

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:

28/04/2026 11:13



Rooms: 8
Property Type: House (Res)
Land Size: 1074.19 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending March 2026: \$1,270,000

Comparable Properties



23 Valley Park Gr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,655,000
Method: Sold Before Auction
Date: 02/04/2026
Property Type: House (Res)
Land Size: 693 sqm approx



6 Valley Park Gr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,760,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 850 sqm approx



9 Clearwater Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,720,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 682 sqm approx