

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 Victoria Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/04/2026

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	26 Echidna Rd ELTHAM 3095	\$1,633,000	28/07/2026
2	7 Crowe Ct ELTHAM 3095	\$1,522,500	30/05/2026
3	129a Thompson Cr RESEARCH 3095	\$1,750,000	28/02/2026

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:

05/08/2026 14:44



 5  2  2

Property Type: House (Res)
Land Size: 2306 sqm approx
Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 June quarter 2026: \$1,300,000

Comparable Properties



26 Echidna Rd ELTHAM 3095 (REI)

Agent Comments

 5  3  2

Price: \$1,633,000
Method: Private Sale
Date: 28/07/2026
Property Type: House
Land Size: 1633 sqm approx

7 Crowe Ct ELTHAM 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,522,500
Method: Private Sale
Date: 30/05/2026
Rooms: 9
Property Type: House (Res)
Land Size: 1859 sqm approx



129a Thompson Cr RESEARCH 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,750,000
Method: Private Sale
Date: 28/02/2026
Property Type: House
Land Size: 1377 sqm approx

Account - Barry Plant | P: (03) 9431 1243