

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

14 Park West Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,090,000

&

\$1,170,000

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	46 Acheron Cr ELTHAM NORTH 3095	\$1,128,000	26/08/2026
2	21 Balmoral Cirt ELTHAM 3095	\$1,155,000	19/08/2026
3	27 Leane Dr ELTHAM 3095	\$1,175,000	29/07/2026

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:

03/09/2026 09:54

Trent Grindal
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4 2 1

Property Type: House
Land Size: 985 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000 - \$1,170,000

Median House Price
June quarter 2026: \$1,300,000

Comparable Properties



46 Acheron Cr ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,128,000
Method: Private Sale
Date: 26/08/2026
Property Type: House (Res)
Land Size: 650 sqm approx



21 Balmoral Cirt ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,155,000
Method: Private Sale
Date: 19/08/2026
Property Type: House (Res)
Land Size: 1496 sqm approx



27 Leane Dr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,175,000
Method: Private Sale
Date: 29/07/2026
Property Type: House (Res)
Land Size: 968 sqm approx

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