

# 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

15 Hawkhurst Court, 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 \$1,700,000

&

\$1,870,000

### Median sale price

Median price \$1,276,500

Property Type House

Suburb Eltham

Period - From 01/10/2025

to 31/12/2025

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 | 75 Maroong Dr RESEARCH 3095    | \$1,761,000 | 24/03/2026   |
| 2 | 41 Maroong Dr RESEARCH 3095    | \$1,771,000 | 02/02/2026   |
| 3 | 99 Kalbar Rd ELTHAM 3095       | \$1,660,000 | 04/10/2025   |

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:

02/04/2026 17:17



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**Property Type:** House  
**Land Size:** 1490 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,700,000 - \$1,870,000  
**Median House Price**  
 December quarter 2025: \$1,276,500

## Comparable Properties



**75 Maroong Dr RESEARCH 3095 (REI)**

**Agent Comments**

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**Price:** \$1,761,000  
**Method:** Private Sale  
**Date:** 24/03/2026  
**Property Type:** House  
**Land Size:** 1850 sqm approx

**41 Maroong Dr RESEARCH 3095 (REI)**

**Agent Comments**

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**Price:** \$1,771,000  
**Method:** Private Sale  
**Date:** 02/02/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1341 sqm approx

**99 Kalbar Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 04/10/2025  
**Property Type:** House (Res)  
**Land Size:** 1062 sqm approx

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