

# 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

18 Brentwood Rise, 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 \$1,520,000

&

\$1,620,000

### 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 | 18 Philip St LOWER PLENTY 3093 | \$1,635,000 | 22/06/2026   |
| 2 | 4 Kimberley Cl ELTHAM 3095     | \$1,553,000 | 06/05/2026   |
| 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:

15/07/2026 13:33

Trent Grindal  
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6 3 2

**Property Type:** House (Res)  
**Land Size:** 761 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,520,000 - \$1,620,000  
**Median House Price**  
June quarter 2026: \$1,300,000

## Comparable Properties



18 Philip St LOWER PLENTY 3093 (REI)

**Agent Comments**

4 2 3

**Price:** \$1,635,000  
**Method:** Private Sale  
**Date:** 22/06/2026  
**Property Type:** House  
**Land Size:** 690 sqm approx



4 Kimberley CI ELTHAM 3095 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$1,553,000  
**Method:** Private Sale  
**Date:** 06/05/2026  
**Property Type:** House  
**Land Size:** 941 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.