

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

21 Balmoral Circuit, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	42 Valonia Dr ELTHAM 3095	\$1,055,000	14/03/2026
2	4 Serafini Ct ELTHAM NORTH 3095	\$1,151,000	14/03/2026
3	22 Coolabah Dr ELTHAM 3095	\$1,150,000	03/02/2026

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:

06/08/2026 11:22



 4  2  2

Property Type: House
Land Size: 1496 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 June quarter 2026: \$1,300,000

Comparable Properties



42 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,055,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 815 sqm approx



4 Serafini Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,151,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 820 sqm approx



22 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 937 sqm approx

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