

# 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

24 Renshaw Drive, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,285,000 Property Type House Suburb Eltham

Period - From 01/01/2026 to 31/03/2026 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	21 Andrews St ELTHAM 3095	\$1,188,000	19/05/2026
2	42 Wycliffe Cr ELTHAM 3095	\$1,250,000	19/03/2026
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:

11/06/2026 13:52

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4   3   3

**Property Type:** House  
**Land Size:** 1033 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2026: \$1,285,000

## Comparable Properties



21 Andrews St ELTHAM 3095 (REI)

[Agent Comments](#)

4   1   2

**Price:** \$1,188,000  
**Method:** Private Sale  
**Date:** 19/05/2026  
**Property Type:** House  
**Land Size:** 1856 sqm approx



42 Wycliffe Cr ELTHAM 3095 (REI/VG)

[Agent Comments](#)

4   2   2

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2026  
**Property Type:** House (Res)  
**Land Size:** 938 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

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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