

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

5 Davies Drive, Eltham Vic 3095

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$1,277,500

Property Type

House

Suburb

Eltham

Period - From

01/07/2025

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	20 Elsa Ct ELTHAM 3095	\$801,000	05/09/2026
2	23 Brownes Cr ELTHAM 3095	\$767,100	22/07/2026
3	98 Bridge St ELTHAM 3095	\$820,000	15/05/2026

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:

15/09/2026 15:39



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
Year ending June 2026: \$1,277,500

Comparable Properties



20 Elsa Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$801,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 593 sqm approx



23 Brownes Cr ELTHAM 3095 (REI)

Agent Comments



Price: \$767,100
Method: Private Sale
Date: 22/07/2026
Property Type: House (Res)
Land Size: 737 sqm approx



98 Bridge St ELTHAM 3095 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 15/05/2026
Property Type: House
Land Size: 700 sqm approx