

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

7 Arcola Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	115 Dalton St ELTHAM 3095	\$1,100,000	07/03/2026
2	18 Henry St ELTHAM 3095	\$1,065,000	06/03/2026
3	31 Cromwell St ELTHAM 3095	\$1,211,000	25/02/2026

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:

12/05/2026 14:21



 5  3  2

Rooms: 10

Property Type: House

Land Size: 932 sqm approx

Agent Comments

Comparable Properties



115 Dalton St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,100,000

Method: Private Sale

Date: 07/03/2026

Property Type: House

Land Size: 791 sqm approx

18 Henry St ELTHAM 3095 (REI/VG)

Agent Comments

 6  3  2

Price: \$1,065,000

Method: Private Sale

Date: 06/03/2026

Rooms: 8

Property Type: House (Res)

Land Size: 731 sqm approx



31 Cromwell St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,211,000

Method: Auction Sale

Date: 25/02/2026

Property Type: House (Res)

Land Size: 684 sqm approx