

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 Delmuir Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,271,500

Property Type House

Suburb Eltham

Period - From 10/06/2025

to

09/06/2026

Source

Property Data

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	9 Barriedale Ct ELTHAM 3095	\$1,385,000	31/05/2026
2	4 Roxby Cl ELTHAM 3095	\$1,280,000	16/05/2026
3	11 Hartland Way ELTHAM 3095	\$1,365,000	09/05/2026

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:

10/06/2026 13:00



Rooms: 6

Property Type: House (Res)

Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

10/06/2025 - 09/06/2026: \$1,271,500

Comparable Properties



9 Barriedale Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$1,385,000

Method: Private Sale

Date: 31/05/2026

Property Type: House

Land Size: 901 sqm approx



4 Roxby Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 16/05/2026

Property Type: House

Land Size: 857 sqm approx



11 Hartland Way ELTHAM 3095 (REI)

Agent Comments



Price: \$1,365,000

Method: Private Sale

Date: 09/05/2026

Rooms: 6

Property Type: House (Res)

Land Size: 867 sqm approx