

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

4/1256 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$742,500 Property Type Unit Suburb Eltham

Period - From 01/10/2025 to 31/12/2025 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	3/8 Raglan Rd RESEARCH 3095	\$780,000	23/02/2026
2	4/36 Livingstone Rd ELTHAM 3095	\$820,000	24/01/2026
3	1/18 Helene St ELTHAM 3095	\$858,000	27/11/2025

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:

25/02/2026 10:02

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 3  2  2

Property Type: Unit
Land Size: 402 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2025: \$742,500

Comparable Properties



3/8 Raglan Rd RESEARCH 3095 (REI)

Agent Comments

 3  2  1

Price: \$780,000
Method: Private Sale
Date: 23/02/2026
Property Type: Unit
Land Size: 188 sqm approx



4/36 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 24/01/2026
Property Type: Unit
Land Size: 264 sqm approx



1/18 Helene St ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$858,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 365 sqm approx

Account - Barry Plant | P: 03 9842 8888