

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 Wattle Grove, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,030,000

Median sale price

Median price \$1,255,500

Property Type House

Suburb Eltham

Period - From 13/02/2025

to 12/02/2026

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 Wattle Gr ELTHAM 3095	\$1,065,000	28/10/2025
2	43 Grove St ELTHAM 3095	\$1,028,888	13/09/2025
3	52 Luck St ELTHAM 3095	\$1,040,000	26/08/2025

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:

13/02/2026 09:57

Trent Grindal
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Indicative Selling Price

\$1,000,000 - \$1,030,000

Median House Price

13/02/2025 - 12/02/2026: \$1,255,500



Property Type: House
Land Size: 1538 sqm approx
Agent Comments

Comparable Properties



9 Wattle Gr ELTHAM 3095 (REI/VG)

[Agent Comments](#)



Price: \$1,065,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 1655 sqm approx

43 Grove St ELTHAM 3095 (REI)

[Agent Comments](#)



Price: \$1,028,888
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)



52 Luck St ELTHAM 3095 (REI/VG)

[Agent Comments](#)



Price: \$1,040,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 864 sqm approx

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