

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

3 Murrays Place, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,222,000

Property Type House

Suburb Eltham North

Period - From 01/01/2025

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	1 Cottage PI ST HELENA 3088	\$1,465,000	14/02/2026
2	3 Lenkunya Ct ELTHAM NORTH 3095	\$1,511,000	11/11/2025
3			

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:

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Ben Flannagan

03 9432 1444

0403 591 678

benflannagan@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2025: \$1,222,000



 4  2  2

Rooms: 6

Property Type: House (Res)

Land Size: 970 sqm approx

Agent Comments

Comparable Properties



1 Cottage PI ST HELENA 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,465,000

Method: Sold Before Auction

Date: 14/02/2026

Property Type: House (Res)

Land Size: 789 sqm approx



3 Lenkunya Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,511,000

Method: Private Sale

Date: 11/11/2025

Rooms: 5

Property Type: House (Res)

Land Size: 989 sqm approx

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.