

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

4/1443 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$865,000 & \$950,000

Median sale price

Median price \$840,000 Property Type Townhouse Suburb Eltham

Period - From 22/04/2025 to 21/04/2026 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	3/22 Nicholson CI RESEARCH 3095	\$960,000	06/04/2026
2	4/1220 Main Rd ELTHAM 3095	\$915,000	02/03/2026
3	3/1455 Main Rd ELTHAM 3095	\$960,000	28/11/2025

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:

22/04/2026 11:53



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$865,000 - \$950,000

Median Townhouse Price

22/04/2025 - 21/04/2026: \$840,000

Comparable Properties



3/22 Nicholson CI RESEARCH 3095 (REI)

Agent Comments

 3  2  2

Price: \$960,000

Method: Private Sale

Date: 06/04/2026

Rooms: 4

Property Type: House (Res)

Land Size: 359 sqm approx



4/1220 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  3

Price: \$915,000

Method: Private Sale

Date: 02/03/2026

Rooms: 4

Property Type: Townhouse (Res)



3/1455 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$960,000

Method: Private Sale

Date: 28/11/2025

Property Type: Townhouse (Single)

Land Size: 528 sqm approx

Account - Barry Plant | P: (03) 9431 1243