

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

3/26 Diosma Road, Eltham Vic 3095

Indicative selling price

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

Single price \$1,900,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Eltham

Period - From 01/04/2025

to 31/03/2026

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	41 Brinkkotter Rd RESEARCH 3095	\$1,836,500	11/03/2026
2	41 Maroong Dr RESEARCH 3095	\$1,771,000	02/02/2026
3	50 Thompson Cr RESEARCH 3095	\$1,750,000	02/02/2026

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:

16/04/2026 09:12



4 3 2

Property Type: House
Land Size: 4583 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000
Median House Price
Year ending March 2026: \$1,270,000

Comparable Properties



41 Brinkkottter Rd RESEARCH 3095 (REI)

[Agent Comments](#)

5 3 6

Price: \$1,836,500
Method: Private Sale
Date: 11/03/2026
Rooms: 8
Property Type: House (Res)
Land Size: 3365 sqm approx

41 Maroong Dr RESEARCH 3095 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,771,000
Method: Private Sale
Date: 02/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 1341 sqm approx



50 Thompson Cr RESEARCH 3095 (REI)

[Agent Comments](#)

4 3 6

Price: \$1,750,000
Method: Private Sale
Date: 02/02/2026
Property Type: House (Res)
Land Size: 4507 sqm approx