

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

23 Wycliffe Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,276,500 Property Type House 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	14 Onkara Ct ELTHAM 3095	\$1,277,500	20/02/2026
2	95 Franklin St ELTHAM 3095	\$1,327,500	19/02/2026
3	45 Shalbury Av ELTHAM 3095	\$1,300,000	17/02/2026

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:

02/03/2026 15:06

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 4  2  1

Rooms: 7
Property Type: House
Land Size: 821 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2025: \$1,276,500

Comparable Properties



14 Onkara Ct ELTHAM 3095 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,277,500
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 1108 sqm approx



95 Franklin St ELTHAM 3095 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,327,500
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 777 sqm approx



45 Shalbury Av ELTHAM 3095 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,300,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 969 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192