

# 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 9 Nerreman Gateway, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Eltham

Period - From 03/03/2025 to 02/03/2026 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	115 Glen Park Rd ELTHAM NORTH 3095	\$1,765,000	24/11/2025
2	15 Diamond St ELTHAM 3095	\$1,730,000	17/10/2025
3	11 Mulberry Ct ELTHAM 3095	\$1,745,000	11/10/2025

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.~~

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**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

03/03/2025 - 02/03/2026: \$1,260,000



**Property Type:** House

**Land Size:** 1232 sqm approx

Agent Comments

## Comparable Properties



**115 Glen Park Rd ELTHAM NORTH 3095 (REI)**

Agent Comments



**Price:** \$1,765,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House

**Land Size:** 912 sqm approx



**15 Diamond St ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$1,730,000

**Method:** Private Sale

**Date:** 17/10/2025

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 1428 sqm approx



**11 Mulberry Ct ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$1,745,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 991 sqm approx

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