

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 Marion Way, Eltham VIC 3095

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,259,500

Property Type

House

Suburb

Eltham

Period - From

25/09/2025

to

24/03/2026

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 2 Huntingfield Court, Eltham | \$1,745,000 | 21/11/2025 |
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| | | |

This Statement of Information was prepared on:

25/03/2026