

# 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

17 Laleham Court, 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 \$1,500,000

&

\$1,600,000

### 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 | 8 Jelbart Ct ELTHAM 3095       | \$1,530,000 | 31/01/2026   |
| 2 | 5 Ancona Ct ELTHAM 3095        | \$1,500,000 | 30/11/2025   |
| 3 | 3/91a Arthur St ELTHAM 3095    | \$1,542,500 | 20/09/2025   |

**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:

13/02/2026 12:59



Rooms: 9

Property Type: House (Res)

Land Size: 904 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

December quarter 2025: \$1,276,500

## Comparable Properties



8 Jelbart Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$1,530,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 966 sqm approx



5 Ancona Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 30/11/2025

Property Type: House

Land Size: 975 sqm approx



3/91a Arthur St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,542,500

Method: Private Sale

Date: 20/09/2025

Property Type: House

Land Size: 481 sqm approx

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