

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 Goodlet Place, Eltham Vic 3095

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Eltham

Period - From 01/01/2026 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	3 Ironbark Ct ELTHAM 3095	\$1,460,000	03/11/2025
2	23 Maroong Dr RESEARCH 3095	\$1,400,000	29/10/2025
3	1 Avarn Ct ELTHAM 3095	\$1,446,000	18/10/2025

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.~~

This Statement of Information was prepared on:

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Property Type: House
Land Size: 2078 sqm approx
Agent Comments

Comparable Properties



3 Ironbark CI ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,460,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: House (Res)
Land Size: 955 sqm approx

23 Maroong Dr RESEARCH 3095 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 29/10/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1604 sqm approx



1 Avarn Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,446,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 912 sqm approx