

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 Quentin Way, Eltham Vic 3095

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,252,000

Property Type House

Suburb Eltham

Period - From 09/02/2025

to

08/02/2026

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	8 Jelbart Ct ELTHAM 3095	\$1,530,000	31/01/2026
2	5 Ancona Ct ELTHAM 3095	\$1,500,000	30/11/2025
3	68 Livingstone Rd ELTHAM 3095	\$1,660,000	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:

09/02/2026 14:19



 4  2  2

Property Type: House (Res)

Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

09/02/2025 - 08/02/2026: \$1,252,000

Comparable Properties



8 Jelbart Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

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

 4  2  2

Price: \$1,500,000

Method: Private Sale

Date: 30/11/2025

Property Type: House

Land Size: 975 sqm approx



68 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,660,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 1300 sqm approx