

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

14 Onkara Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,225,000

&

\$1,275,000

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	6 Tadema Cr ELTHAM 3095	\$1,270,000	30/01/2026
2	91 Arthur St ELTHAM 3095	\$1,250,000	11/12/2025
3	7 Ashdale Gr ELTHAM 3095	\$1,273,000	20/11/2025

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:

05/02/2026 14:08

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Indicative Selling Price

\$1,225,000 - \$1,275,000

Median House Price

December quarter 2025: \$1,276,500


 4
  3
  2
Property Type: House**Land Size:** 1108 sqm approx

Agent Comments

Comparable Properties

**6 Tadema Cr ELTHAM 3095 (REI)**

Agent Comments

 4
  3
  2
Price: \$1,270,000**Method:** Private Sale**Date:** 30/01/2026**Property Type:** House (Res)**Land Size:** 918 sqm approx**91 Arthur St ELTHAM 3095 (REI/VG)**

Agent Comments

 3
  2
  3
Price: \$1,250,000**Method:** Private Sale**Date:** 11/12/2025**Property Type:** House**Land Size:** 1158 sqm approx**7 Ashdale Gr ELTHAM 3095 (REI)**

Agent Comments

 3
  2
  4
Price: \$1,273,000**Method:** Private Sale**Date:** 20/11/2025**Rooms:** 5**Property Type:** House (Res)**Land Size:** 1051 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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