

# 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 Natalie Mews, 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 \$1,330,000 & \$1,430,000

### 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	61 Milborne Cr ELTHAM 3095	\$1,280,000	04/11/2025
3	3 Ironbark Cl ELTHAM 3095	\$1,460,000	03/11/2025

**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: 16/02/2026 17:12



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**Property Type:** House  
**Land Size:** 1011 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,330,000 - \$1,430,000  
**Median House Price**  
 December quarter 2025: \$1,276,500

## Comparable Properties



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

Agent Comments

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**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 30/01/2026  
**Property Type:** House (Res)  
**Land Size:** 918 sqm approx



**61 Milborne Cr ELTHAM 3095 (REI)**

Agent Comments

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**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 04/11/2025  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 800 sqm approx



**3 Ironbark CI ELTHAM 3095 (REI/VG)**

Agent Comments

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

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