

# 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

1/13 Brownes Crescent, 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 \$670,000 & \$730,000

### Median sale price

Median price \$1,257,000 Property Type House Suburb Eltham

Period - From 01/01/2025 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	2/1159 Main Rd ELTHAM 3095	\$690,000	22/02/2026
2	3/1104 Main Rd ELTHAM 3095	\$730,000	19/01/2026
3	3/17 Silver St ELTHAM 3095	\$665,000	08/01/2026

**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:

03/03/2026 11:20



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**Property Type:** House  
**Land Size:** 252 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$730,000  
**Median House Price**  
Year ending December 2025: \$1,257,000

## Comparable Properties



2/1159 Main Rd ELTHAM 3095 (REI)

[Agent Comments](#)

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**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 22/02/2026  
**Property Type:** Unit  
**Land Size:** 173 sqm approx



3/1104 Main Rd ELTHAM 3095 (REI)

[Agent Comments](#)

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**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** Unit  
**Land Size:** 174 sqm approx



3/17 Silver St ELTHAM 3095 (REI/VG)

[Agent Comments](#)

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**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 08/01/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 166 sqm approx