

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 98 Lavender Park Road, Eltham Vic 3095
Including suburb and postcode

Indicative selling price

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

Range between \$1,800,000 & \$1,890,000

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 71 Sweeneys La ELTHAM 3095	\$2,150,000	26/11/2025
2 11 Mulberry Ct ELTHAM 3095	\$1,745,000	11/10/2025
3 12 Baxter St ELTHAM 3095	\$1,800,500	01/10/2025

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:

29/01/2026 09:33