

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

48 Ryans Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham

Period - From

01/07/2023

to

30/06/2024

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	33 Dudley St ELTHAM 3095	\$910,000	18/03/2024
2	33 Mayona Rd MONTMORENCY 3094	\$899,000	23/01/2024
3	10 Green PI ELTHAM 3095	\$890,000	06/03/2024

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:

22/07/2024 12:19



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Property Type: House
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
Year ending June 2024: \$1,300,000

Comparable Properties



33 Dudley St ELTHAM 3095 (VG)

Agent Comments

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Price: \$910,000
Method: Sale
Date: 18/03/2024
Property Type: House (Res)
Land Size: 256 sqm approx



33 Mayona Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$899,000
Method: Private Sale
Date: 23/01/2024
Property Type: House
Land Size: 807 sqm approx



10 Green PI ELTHAM 3095 (REI/VG)

Agent Comments

3 2 -

Price: \$890,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 476 sqm approx