## 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	34 Progress Road, Eltham North Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,430,000
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### Median sale price

Median price	\$1,309,500	Pro	perty Type	House		Suburb	Eltham North
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	77 Orchard Av ELTHAM NORTH 3095	\$1,381,000	10/12/2024
2	38 Glen Park Rd ELTHAM NORTH 3095	\$1,300,000	19/11/2024
3	51 Banks Rd ELTHAM NORTH 3095	\$1,428,000	27/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2025 09:31







Property Type: House Land Size: 2025 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,300,000 - \$1,430,000 **Median House Price** December quarter 2024: \$1,309,500

# Comparable Properties



77 Orchard Av ELTHAM NORTH 3095 (REI/VG)

Price: \$1,381,000 Method: Private Sale Date: 10/12/2024

Property Type: House (Res) Land Size: 3322 sqm approx **Agent Comments** 



38 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)





Agent Comments

**Agent Comments** 

Price: \$1,300,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 2186 sqm approx





51 Banks Rd ELTHAM NORTH 3095 (REI/VG)

Price: \$1,428,000 Method: Private Sale Date: 27/09/2024

Rooms: 8

Property Type: House (Res) Land Size: 2737 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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