

# 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

4 Rodda Parade, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,227,500

Property Type House

Suburb Eltham

Period - From 01/01/2025

to

31/03/2025

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	95 Dalton St ELTHAM 3095	\$1,130,000	14/12/2024
2	227 Old Eltham Rd LOWER PLENTY 3093	\$990,000	25/11/2024
3	5 Rodda Pde ELTHAM 3095	\$920,000	24/10/2024

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:

16/04/2025 11:59



 3    1    2

**Property Type:** House  
**Land Size:** 1046 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2025: \$1,227,500

## Comparable Properties

95 Dalton St ELTHAM 3095 (REI/VG)

**Agent Comments**

 4    2    -

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx



227 Old Eltham Rd LOWER PLENTY 3093 (REI/VG)

**Agent Comments**

 3    1    2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** House  
**Land Size:** 815 sqm approx



5 Rodda Pde ELTHAM 3095 (REI/VG)

**Agent Comments**

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**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Property Type:** House  
**Land Size:** 864 sqm approx

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