

# 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

37 Weidlich Road, Eltham North 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 \$1,250,000

Property Type House

Suburb Eltham North

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 | 49 Weidlich Rd ELTHAM NORTH 3095  | \$984,888   | 13/07/2024   |
| 2 | 6 Oonah CI ELTHAM NORTH 3095      | \$1,091,000 | 01/07/2024   |
| 3 | 40 Dunbarton Dr ELTHAM NORTH 3095 | \$1,100,000 | 01/06/2024   |

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:

15/08/2024 14:59

37 Weidlich Road, Eltham North Vic 3095

**Jellis  
Craig**

Aaron Yeats

9431 1222

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aaronyeats@jellisrcraig.com.au

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending June 2024: \$1,250,000



3 2

**Property Type:** House

**Land Size:** 928 sqm approx

**Agent Comments**

## Comparable Properties



**49 Weidlich Rd ELTHAM NORTH 3095 (REI)**

**Agent Comments**

3 2 2

**Price:** \$984,888

**Method:** Auction Sale

**Date:** 13/07/2024

**Property Type:** House (Res)

**Land Size:** 785 sqm approx



**6 Oonah Cl ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,091,000

**Method:** Private Sale

**Date:** 01/07/2024

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 910 sqm approx



**40 Dunbarton Dr ELTHAM NORTH 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 665 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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