

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

1/183 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$1,153,000

Property Type House

Suburb Eltham North

Period - From 01/10/2022

to 30/09/2023

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	1/1320 Main Rd ELTHAM 3095	\$860,000	07/10/2023
2	5/36 Beard St ELTHAM 3095	\$850,000	30/11/2023
3	3/34 Batman Rd ELTHAM 3095	\$850,000	19/10/2023

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:

13/12/2023 17:08



3 2 1

Property Type: House
Land Size: 509 sqm approx
Agent Comments

Indicative Selling Price
\$850,000
Median House Price
Year ending September 2023: \$1,153,000

Comparable Properties



1/1320 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$860,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)



5/36 Beard St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 30/11/2023
Property Type: Unit
Land Size: 409 sqm approx



3/34 Batman Rd ELTHAM 3095 (REI)

Agent Comments

3 2 1

Price: \$850,000
Method: Private Sale
Date: 19/10/2023
Property Type: Unit
Land Size: 266 sqm approx