

# 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

2 Tanya Way, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

### Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 to 30/09/2024 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	21 Eucalyptus Rd ELTHAM 3095	\$1,610,000	24/10/2024
2	107 Ryans Rd ELTHAM NORTH 3095	\$1,525,000	07/10/2024
3	34 Sherbrooke St ELTHAM NORTH 3095	\$1,580,000	04/09/2024

**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:

15/01/2025 13:26



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**Rooms:** 8  
**Property Type:** House  
**Land Size:** 2694 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,480,000 - \$1,580,000  
**Median House Price**  
 Year ending September 2024: \$1,265,000

## Comparable Properties



**21 Eucalyptus Rd ELTHAM 3095 (REI)**

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**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Property Type:** House  
**Land Size:** 4640 sqm approx

Agent Comments

This home offered a larger land holding as is above the price range



**107 Ryans Rd ELTHAM NORTH 3095 (REI)**

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**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** House  
**Land Size:** 1992 sqm approx

Agent Comments



**34 Sherbrooke St ELTHAM NORTH 3095 (REI/VG)**

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**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 04/09/2024  
**Property Type:** House (Res)  
**Land Size:** 2021 sqm approx

Agent Comments

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