

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

107 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

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	34 Sherbrooke St ELTHAM NORTH 3095	\$1,580,000	06/09/2024
2	11 Dale Av ELTHAM NORTH 3095	\$1,485,000	25/06/2024
3	18 Allison Cr ELTHAM NORTH 3095	\$1,450,000	29/04/2024

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:

17/09/2024 11:38

107 Ryans Road, Eltham North Vic 3095

**Jellis
Craig**

Aaron Yeats

9431 1222

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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



 4  2  1

Rooms: 6

Property Type: House

Land Size: 1991 sqm approx

Agent Comments

Comparable Properties



34 Sherbrooke St ELTHAM NORTH 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,580,000

Method: Private Sale

Date: 06/09/2024

Property Type: House

Land Size: 2021 sqm approx



11 Dale Av ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,485,000

Method: Private Sale

Date: 25/06/2024

Rooms: 6

Property Type: House (Res)

Land Size: 1258 sqm approx



18 Allison Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,450,000

Method: Private Sale

Date: 29/04/2024

Rooms: 7

Property Type: House (Res)

Land Size: 1135 sqm approx

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



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