

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

191 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Single price

\$2,350,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham North

Period - From

01/04/2023

to

31/03/2024

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	57 Weidlich Rd ELTHAM NORTH 3095	\$2,280,000	23/03/2024
2	5 Renshaw Dr ELTHAM 3095	\$2,105,000	18/11/2023
3			

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:

06/05/2024 09:05



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Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Comparable Properties



57 Weidlich Rd ELTHAM NORTH 3095 (REI) Agent Comments

4 3 3

Price: \$2,280,000
Method: Private Sale
Date: 23/03/2024
Property Type: House
Land Size: 815 sqm approx



5 Renshaw Dr ELTHAM 3095 (REI/VG) Agent Comments

4 2 2

Price: \$2,105,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 864 sqm approx

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.