

# 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

9 Glen Gully 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

\$1,480,000

&

\$1,580,000

### Median sale price

Median price

\$1,244,000

Property Type

House

Suburb

Eltham North

Period - From

24/09/2024

to

23/03/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property    | Price       | Date of sale |
|-----------------------------------|-------------|--------------|
| 2 Candlebark Close, Diamond Creek | \$1,500,000 | 27/10/2024   |
| 14 Erinne Close, St Helena        | \$1,600,000 | 21/01/2025   |
| 12 Eskholme Rise, St Helena       | \$1,570,000 | 07/12/2024   |

This Statement of Information was prepared on:

24/03/2025