

# 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

51 Ramptons Road, Eltham North 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

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,309,500

Property Type

House

Suburb

Eltham North

Period - From

01/10/2024

to

31/12/2024

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	38 Glen Park Rd ELTHAM NORTH 3095	\$1,300,000	19/11/2024
2	88 Scenic Cr ELTHAM NORTH 3095	\$1,389,000	20/09/2024
3	37 Buena Vista Dr MONTMORENCY 3094	\$1,300,000	06/09/2024

**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:

31/01/2025 12:27



5 2 2

**Property Type:** House  
**Land Size:** 994 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2024: \$1,309,500

## Comparable Properties



**38 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** House  
**Land Size:** 2186 sqm approx



**88 Scenic Cr ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,389,000  
**Method:** Private Sale  
**Date:** 20/09/2024  
**Property Type:** House (Res)  
**Land Size:** 2293 sqm approx



**37 Buena Vista Dr MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** House  
**Land Size:** 702 sqm approx