

# 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

34 Progress 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 \$1,300,000

&

\$1,430,000

### 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	77 Orchard Av ELTHAM NORTH 3095	\$1,381,000	10/12/2024
2	38 Glen Park Rd ELTHAM NORTH 3095	\$1,300,000	19/11/2024
3	51 Banks Rd ELTHAM NORTH 3095	\$1,428,000	27/09/2024

**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:

24/03/2025 16:47



 4  2  2

**Property Type:** House  
**Land Size:** 2025 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
December quarter 2024: \$1,309,500

## Comparable Properties



**77 Orchard Av ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,381,000  
**Method:** Private Sale  
**Date:** 10/12/2024  
**Property Type:** House (Res)  
**Land Size:** 3322 sqm approx



**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



**51 Banks Rd ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,428,000  
**Method:** Private Sale  
**Date:** 27/09/2024  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 2737 sqm approx

**Account - Barry Plant | P: (03) 9431 1243**