Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/8 Weidlich Road, Eltham North Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$740,000	&	\$795,000
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Median sale price*

Median price	\$875,000	Pro	perty Type U	nit		Suburb	Eltham North
Period - From	06/10/2024	to	06/10/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/192 Sherbourne Rd MONTMORENCY 3094	\$735,000	27/05/2025
2	2/22 Williams Rd BRIAR HILL 3088	\$775,000	02/05/2025
3	2/12 Meadow Cr MONTMORENCY 3094	\$765,000	26/02/2025

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable В* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/10/2025 12:11









Property Type: Unit **Agent Comments**

Indicative Selling Price \$740,000 - \$795,000 **Median Unit Price *** 06/10/2024 - 06/10/2025: \$875.000 * Agent calculated median

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.

Comparable Properties

6/192 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$735,000 Method: Private Sale Date: 27/05/2025 Rooms: 4

Property Type: Unit

Land Size: 160 sqm approx



2/22 Williams Rd BRIAR HILL 3088 (REI)







Price: \$775,000 Method: Private Sale Date: 02/05/2025 Rooms: 5

Property Type: Unit

Agent Comments



2/12 Meadow Cr MONTMORENCY 3094 (REI/VG)

3





Price: \$765,000 Method: Private Sale Date: 26/02/2025 Property Type: Unit

Land Size: 289 sqm approx

Agent Comments

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





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