

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

1 Arcadia Way, Eltham North Vic 3095

Indicative selling price

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

Range between \$950,000

&

\$1,025,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Eltham North

Period - From 15/10/2024

to

14/10/2025

Source Property Data

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	51 Parry Rd ELTHAM NORTH 3095	\$950,000	06/10/2025
2	41 Glen Park Rd ELTHAM NORTH 3095	\$1,080,000	03/09/2025
3	65 Balmoral Cirt ELTHAM 3095	\$1,020,000	01/05/2025

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:

15/10/2025 11:35

1 Arcadia Way, Eltham North Vic 3095

JellisCraig

Aaron Yeats

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Indicative Selling Price

\$950,000 - \$1,025,000

Median House Price

15/10/2024 - 14/10/2025: \$1,270,000



 3  1  2

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



51 Parry Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 3  2  1

Price: \$950,000

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 796 sqm approx



41 Glen Park Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 3  2  2

Price: \$1,080,000

Method: Private Sale

Date: 03/09/2025

Property Type: House

Land Size: 940 sqm approx



65 Balmoral Cirt ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,020,000

Method: Private Sale

Date: 01/05/2025

Property Type: House

Land Size: 811 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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