

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 Gleneagle Way, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 22/12/2024

to

21/12/2025

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	91 Rattray Rd MONTMORENCY 3094	\$1,400,000	17/11/2025
2	66 Ramptons Rd ELTHAM NORTH 3095	\$1,317,500	25/09/2025
3	17 Pennell St ELTHAM NORTH 3095	\$1,400,000	24/07/2025

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:

22/12/2025 11:03



Property Type: House

Land Size: 993 sqm approx

Agent Comments

Comparable Properties



91 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 17/11/2025

Property Type: House (Res)

Land Size: 571 sqm approx

66 Ramptons Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,317,500

Method: Private Sale

Date: 25/09/2025

Rooms: 7

Property Type: House (Res)

Land Size: 858 sqm approx



17 Pennell St ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 24/07/2025

Property Type: House

Land Size: 711 sqm approx