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	101 Glen Park 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 \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,267,500	Pro	perty Type Ho	use		Suburb	Eltham North
Period - From	19/05/2024	to	18/05/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	9 Marian Ct ELTHAM NORTH 3095	\$1,776,000	13/03/2025
2	39 Warringah Cr ELTHAM 3095	\$1,660,000	09/03/2025
3	127 Ryans Rd ELTHAM NORTH 3095	\$1,550,000	20/01/2025

OR

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

This Statement of Information was prepared on:	19/05/2025 10:43
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Property Type: House **Land Size:** 807 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 19/05/2024 - 18/05/2025: \$1,267,500

Comparable Properties



9 Marian Ct ELTHAM NORTH 3095 (VG)

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Price: \$1,776,000 Method: Sale Date: 13/03/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 1330 sqm approx

Agent Comments



39 Warringah Cr ELTHAM 3095 (REI/VG)

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a.

Agent Comments

Agent Comments

Price: \$1,660,000 Method: Private Sale Date: 09/03/2025

Rooms: 9

Property Type: House (Res) Land Size: 3771 sqm approx

127 Ryans Rd ELTHAM NORTH 3095 (REI/VG)

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3

Date: 20/01/2025





3

Price: \$1,550,000
Method: Private Sale

Rooms: 5

Property Type: House (Res) **Land Size:** 819 sqm approx

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





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