

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

12 Elmwood Rise, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$1,238,000

Property Type

House

Suburb

Eltham North

Period - From

12/06/2024

to

11/06/2025

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	23 Nathan Rd ELTHAM 3095	\$1,705,000	22/05/2025
2	9 Glen Gully Rd ELTHAM NORTH 3095	\$1,539,800	10/04/2025
3	269 St Helena Rd GREENSBOROUGH 3088	\$1,635,000	06/02/2025

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:

12/06/2025 10:18

12 Elmwood Rise, Eltham North Vic 3095

**Jellis
Craig**

Trent Grindal

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Indicative Selling Price

\$1,600,000

Median House Price

12/06/2024 - 11/06/2025: \$1,238,000



 5  2  4

Property Type: House

Land Size: 1400 sqm approx

Agent Comments

Comparable Properties



23 Nathan Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  5

Price: \$1,705,000

Method: Private Sale

Date: 22/05/2025

Rooms: 5

Property Type: House (Res)

Land Size: 1852 sqm approx



9 Glen Gully Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,539,800

Method: Private Sale

Date: 10/04/2025

Rooms: 8

Property Type: House (Res)

Land Size: 1612 sqm approx



269 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  4

Price: \$1,635,000

Method: Private Sale

Date: 06/02/2025

Property Type: House

Land Size: 750 sqm approx

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



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