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

134 Ryans Road, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,000,000		&		\$1,050,000				
Median sale price									
Median price	\$1,230,000	Pro	operty Type	Hou	se		Suburb	Eltham North	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	59 Warringah Cr ELTHAM NORTH 3095	\$1,020,000	18/03/2025
2	79 Scenic Cr ELTHAM NORTH 3095	\$1,015,000	30/01/2025
3	39 Silver St ELTHAM 3095	\$1,020,000	30/01/2025

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:

28/04/2025 15:00









Property Type: House **Land Size:** 1365 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,050,000 Median House Price March quarter 2025: \$1,230,000

Comparable Properties

	59 Warringah Cr ELTHAM NORTH 3095 (REI) 3 1 2 Price: \$1,020,000 Method: Private Sale Date: 18/03/2025 Rooms: 7 Property Type: House (Res) Land Size: 1273 sqm approx	Agent Comments
	79 Scenic Cr ELTHAM NORTH 3095 (REI) 2 1 2 2 Price: \$1,015,000 Method: Private Sale Date: 30/01/2025 Property Type: House (Res) Land Size: 1401 sqm approx	Agent Comments
DUE DE LOS DE LO	39 Silver St ELTHAM 3095 (VG) 4 - - Price: \$1,020,000 Method: Sale Date: 30/01/2025 Property Type: House (Previously Occupied - Detached) Land Size: 1016 sqm approx	Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.