

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 between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham North

Period - From 01/01/2025

to

31/03/2025

Source 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.

	Address 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



 3  1  2

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)

Agent Comments

 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



79 Scenic Cr ELTHAM NORTH 3095 (REI)

Agent Comments

 2  1  2

Price: \$1,015,000
Method: Private Sale
Date: 30/01/2025
Property Type: House (Res)
Land Size: 1401 sqm approx



39 Silver St ELTHAM 3095 (VG)

Agent Comments

 4  -  -

Price: \$1,020,000
Method: Sale
Date: 30/01/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 1016 sqm approx

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