

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

14 Glen Gully Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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	9 Marian Ct ELTHAM NORTH 3095	\$1,776,000	13/03/2025
2	9 Melissa Ct ELTHAM NORTH 3095	\$1,770,000	21/11/2024
3	48 Liddesdale Gr ELTHAM NORTH 3095	\$1,790,000	12/11/2024

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:

02/05/2025 15:06



 4  2  2

Property Type: House
Land Size: 1300 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
March quarter 2025: \$1,230,000

Comparable Properties



9 Marian Ct ELTHAM NORTH 3095 (VG)

Agent Comments

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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



9 Melissa Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,770,000
Method: Private Sale
Date: 21/11/2024
Rooms: 10
Property Type: House (Res)
Land Size: 1177 sqm approx



48 Liddesdale Gr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  3  4

Price: \$1,790,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 800 sqm approx

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