

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

17 Pennell Street, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham North

Period - From

08/07/2024

to

07/07/2025

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	7 Ryans Rd ELTHAM 3095	\$1,365,000	02/06/2025
2	42 Manning Rd ELTHAM NORTH 3095	\$1,350,000	31/05/2025
3	51 Ramptons Rd ELTHAM NORTH 3095	\$1,335,000	17/02/2025

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:

08/07/2025 07:23

17 Pennell Street, Eltham North Vic 3095

**Jellis
Craig**

Trent Grindal

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

08/07/2024 - 07/07/2025: \$1,300,000



4 2 3

Property Type: House

Land Size: 711 sqm approx

Agent Comments

Comparable Properties



7 Ryans Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,365,000

Method: Private Sale

Date: 02/06/2025

Property Type: House

Land Size: 796 sqm approx



42 Manning Rd ELTHAM NORTH 3095 (REI)

Agent Comments

5 3 2

Price: \$1,350,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 791 sqm approx



51 Ramptons Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

5 2 2

Price: \$1,335,000

Method: Private Sale

Date: 17/02/2025

Property Type: House

Land Size: 986 sqm approx

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



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