

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

220 Ryans Road, Eltham North VIC 3095

Indicative selling price

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

Single price

\$1,045,000

Median sale price

Median price

\$1,282,500

Property Type

House

Suburb

Eltham North

Period - From

23/06/2025

to

22/12/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-------------|--------------|
| 212 Ryans Road Eltham North Vic 3095 | \$1,020,000 | 19/07/2025 |
| | | |
| | | |

This Statement of Information was prepared on:

23/12/2025