

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

4 Darwinia Rise, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,272,500

Property Type House

Suburb Eltham North

Period - From 01/07/2024

to

30/06/2025

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	14 Glen Gully Rd ELTHAM NORTH 3095	\$1,590,000	17/06/2025
2	12 Elmwood Rise ELTHAM NORTH 3095	\$1,600,000	17/06/2025
3	9 Glen Gully Rd ELTHAM NORTH 3095	\$1,539,800	10/04/2025

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:

02/10/2025 16:41



 4  2  2

Property Type: House
Land Size: 964 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending June 2025: \$1,272,500

Comparable Properties



14 Glen Gully Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,590,000
Method: Private Sale
Date: 17/06/2025
Property Type: House (Res)
Land Size: 1300 sqm approx



12 Elmwood Rise ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 5  2  4

Price: \$1,600,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 1400 sqm approx



9 Glen Gully Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,539,800
Method: Private Sale
Date: 10/04/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1612 sqm approx

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