

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

45 Manning Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,575,000

&

\$1,675,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Eltham North

Period - From 16/10/2024

to

15/10/2025

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	68 Livingstone Rd ELTHAM 3095	\$1,660,000	20/09/2025
2	7 Allison Cr ELTHAM NORTH 3095	\$1,650,000	12/09/2025
3	15 Hillcrest Rd ELTHAM NORTH 3095	\$1,551,250	27/08/2025

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:

16/10/2025 16:34



Rooms: 7

Property Type: House

Land Size: 2381 sqm approx

Agent Comments

Comparable Properties



68 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$1,660,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 1300 sqm approx



7 Allison Cr ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 12/09/2025

Property Type: House

Land Size: 2187 sqm approx



15 Hillcrest Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,551,250

Method: Private Sale

Date: 27/08/2025

Rooms: 6

Property Type: House (Res)

Land Size: 1294 sqm approx