

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

5 Roslyn Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,375,000

&

\$1,450,000

Median sale price

Median price \$1,312,000

Property Type House

Suburb Eltham North

Period - From 04/08/2024

to

03/08/2025

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	17 Pennell St ELTHAM NORTH 3095	\$1,400,000	24/07/2025
2	29 Meruka Dr ELTHAM 3095	\$1,430,000	20/06/2025
3	11 Coleman Cr ELTHAM 3095	\$1,400,000	10/06/2025

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:

04/08/2025 16:25

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Indicative Selling Price

\$1,375,000 - \$1,450,000

Median House Price

04/08/2024 - 03/08/2025: \$1,312,000



4 2 2

Property Type: House (Res)

Land Size: 1250 sqm approx

Agent Comments

Comparable Properties



17 Pennell St ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 3

Price: \$1,400,000

Method: Private Sale

Date: 24/07/2025

Property Type: House

Land Size: 711 sqm approx



29 Meruka Dr ELTHAM 3095 (REI)

Agent Comments

5 3 3

Price: \$1,430,000

Method: Private Sale

Date: 20/06/2025

Rooms: 7

Property Type: House (Res)

Land Size: 1053 sqm approx



11 Coleman Cr ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 10/06/2025

Property Type: House

Land Size: 1568 sqm approx

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