

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

51 Parry Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$950,000

&

\$1,030,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Eltham North

Period - From 02/06/2024

to

01/06/2025

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	65 Balmoral Cirt ELTHAM 3095	\$1,020,000	01/05/2025
2	11 Fairview Cr DIAMOND CREEK 3089	\$1,025,000	25/03/2025
3	13 Strathaird CI DIAMOND CREEK 3089	\$1,025,000	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:

02/06/2025 10:29



3 2 4

Property Type: House
Land Size: 796 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,030,000
Median House Price
02/06/2024 - 01/06/2025: \$1,255,000

Comparable Properties



65 Balmoral Cirt ELTHAM 3095 (REI)

Agent Comments

3 2 3

Price: \$1,020,000
Method: Private Sale
Date: 01/05/2025
Property Type: House
Land Size: 811 sqm approx



11 Fairview Cr DIAMOND CREEK 3089 (REI)

Agent Comments

3 1 -

Price: \$1,025,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 815 sqm approx



13 Strathaird CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 4

Price: \$1,025,000
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 643 sqm approx