

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

55 Leane Drive, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,140,000

Median sale price

Median price

\$1,265,000

Property Type

House

Suburb

Eltham

Period - From

10/08/2025

to

09/08/2026

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	27 Leane Dr ELTHAM 3095	\$1,175,000	29/07/2026
2			
3			

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:

10/08/2026 13:17

Trent Grindal
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Indicative Selling Price
\$1,140,000

Median House Price
10/08/2025 - 09/08/2026: \$1,265,000



5 2 2

Property Type: House
Land Size: 750 sqm approx
Agent Comments

Comparable Properties



27 Leane Dr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,175,000
Method: Private Sale
Date: 29/07/2026
Property Type: House (Res)
Land Size: 968 sqm approx

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.