

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

7 Ryans Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,180,000

&

\$1,260,000

Median sale price

Median price \$1,215,000

Property Type House

Suburb Eltham

Period - From 01/04/2024

to

31/03/2025

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	180 Pitt St ELTHAM 3095	\$1,260,000	12/04/2025
2	35 Snowball Rd ELTHAM NORTH 3095	\$1,220,000	05/04/2025
3	7 Upland Ct ELTHAM NORTH 3095	\$1,210,000	15/02/2025

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:

14/05/2025 14:24

7 Ryans Road, Eltham Vic 3095

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$1,180,000 - \$1,260,000

Median House Price

Year ending March 2025: \$1,215,000



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 796 sqm approx

Agent Comments

Comparable Properties



180 Pitt St ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 604 sqm approx



35 Snowball Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,220,000

Method: Private Sale

Date: 05/04/2025

Property Type: House

Land Size: 656 sqm approx



7 Upland Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,210,000

Method: Private Sale

Date: 15/02/2025

Property Type: House

Land Size: 802 sqm approx

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



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