## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	85 Weidlich Road, Eltham North Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,272,500	Pro	perty Type	House		Suburb	Eltham North
Period - From	01/07/2024	to	30/06/2025		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

1	11 Angus Ct ELTHAM NORTH 3095	\$1,075,000	11/07/2025
2	11 Calendonia Dr ELTHAM NORTH 3095	\$1,090,000	03/06/2025
3	12 Sunderland Rise GREENSBOROUGH 3088	\$1,175,000	17/05/2025

#### 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:	07/08/2025 11:51



Date of sale

# **JellisCraig**

**Aaron Yeats** 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** Year ending June 2025: \$1,272,500



Rooms: 5

Property Type: House (Res) Land Size: 788 sqm approx

**Agent Comments** 

# Comparable Properties



11 Angus Ct ELTHAM NORTH 3095 (REI)

**Agent Comments** 

Price: \$1,075,000 Method: Private Sale Date: 11/07/2025

Property Type: House (Res) Land Size: 713 sqm approx



11 Calendonia Dr ELTHAM NORTH 3095 (REI/VG)

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Agent Comments

**Agent Comments** 

Price: \$1,090,000 Method: Private Sale Date: 03/06/2025 Property Type: House Land Size: 647 sqm approx



12 Sunderland Rise GREENSBOROUGH 3088 (REI/VG)



Price: \$1,175,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 791 sqm approx

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





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