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	85 Weidlich Road, Eltham North Vic 3095

Indicative selling price

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

Single price $1,090,000

Median sale price

Median price $1,312,000 Property Type House Suburb Eltham North

Period - From 06/09/2024 to 05/09/2025 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	6 Colric Pl ELTHAM NORTH 3095	$1,200,000	15/08/2025
2	21 Macdhui Av ELTHAM NORTH 3095	$1,200,000	04/08/2025
3	191 Beales Rd ST HELENA 3088	$1,092,000	28/07/2025

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: 06/09/2025 16:52

85 Weidlich Road, Eltham North Vic 3095

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

3 2 2

Rooms: 6
Property Type: House
Land Size: 782 sqm approx

Agent Comments

Indicative Selling Price
$1,090,000
Median House Price
06/09/2024 - 05/09/2025: $1,312,000

Comparable Properties

6 Colric Pl ELTHAM NORTH 3095 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 862 sqm approx

Agent Comments

21 Macdhui Av ELTHAM NORTH 3095 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 04/08/2025
Rooms: 7
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments

191 Beales Rd ST HELENA 3088 (REI)

3 2 2

Price: $1,092,000
Method: Private Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

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