

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

89 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$960,000 & \$1,000,000

Median sale price

Median price \$1,117,500 Property Type House Suburb Eltham North

Period - From 01/04/2026 to 30/06/2026 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	1/1232 Main Rd ELTHAM 3095	\$960,000	15/07/2026
2	2/311 Ryans Rd ELTHAM NORTH 3095	\$862,000	08/05/2026
3	7 Kathleen Ct MONTMORENCY 3094	\$1,180,000	11/11/2025

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: 14/08/2026 11:21



 4  2  2

Property Type: House (Res)

Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,000,000

Median House Price

June quarter 2026: \$1,117,500

Comparable Properties



1/1232 Main Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$960,000

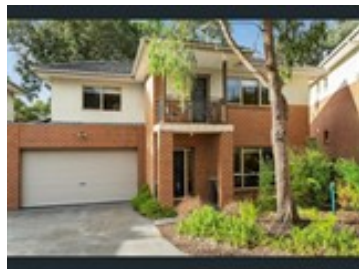
Method: Private Sale

Date: 15/07/2026

Rooms: 5

Property Type: House (Res)

Land Size: 435 sqm approx



2/311 Ryans Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$862,000

Method: Private Sale

Date: 08/05/2026

Property Type: House

Land Size: 517 sqm approx



7 Kathleen Ct MONTMORENCY 3094 (VG)

Agent Comments

 4  -  -

Price: \$1,180,000

Method: Sale

Date: 11/11/2025

Property Type: House (Res)

Land Size: 500 sqm approx

Account - Barry Plant | P: (03) 9431 1243