

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

2/40 Banks Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,980,000

&

\$2,178,000

Median sale price

Median price \$1,282,500

Property Type House

Suburb Eltham North

Period - From 23/09/2024

to

22/09/2025

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	8 Murrays PI ELTHAM NORTH 3095	\$1,925,000	28/08/2025
2	7 Kerrie Cr ELTHAM 3095	\$2,360,000	24/07/2025
3	3 Glen Gully Rd ELTHAM NORTH 3095	\$2,300,000	19/06/2025

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:

23/09/2025 09:02

2/40 Banks Road, Eltham North Vic 3095

Kate Donaldson
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Property Type: House
Land Size: 1134m2 sqm approx
Agent Comments

Indicative Selling Price
\$1,980,000 - \$2,178,000

Median House Price
23/09/2024 - 22/09/2025: \$1,282,500

Comparable Properties



8 Murrays PI ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,925,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 725 sqm approx



7 Kerrie Cr ELTHAM 3095 (REI)

Agent Comments

5 2 4

Price: \$2,360,000
Method: Private Sale
Date: 24/07/2025
Property Type: House (Res)
Land Size: 1610 sqm approx



3 Glen Gully Rd ELTHAM NORTH 3095 (REI)

Agent Comments

5 4 2

Price: \$2,300,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 1379 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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