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<br>Including suburb and postcode | 49 Manning Road, Eltham North Vic 3095 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $1,200,000 Property Type House Suburb Eltham North

Period - From 01/07/2025 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 | 170 Weidlich Rd ELTHAM NORTH 3095 | $1,200,000 | 29/05/2026 |
| 2 | | | |
| 3 | | | |

**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: 11/09/2026 11:29

# 49 Manning Road, Eltham North Vic 3095

JellisCraig

Dallas Taylor
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0408 217 778
dallastaylor@jelliscraig.com.au




4 2 3

**Property Type:** House
**Land Size:** 849 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
Year ending June 2026: $1,200,000

## Comparable Properties



**170 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)**

4 2 2

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 29/05/2026
**Property Type:** House
**Land Size:** 785 sqm approx

Agent Comments

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.



REIV THE DIFFERENCE

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