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	9 Pymm Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,300,000 Property Type House Suburb Eltham North

Period - From 10/04/2024 to 09/04/2025 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	47 Dunbarton Dr ELTHAM NORTH 3095	$1,385,000	17/01/2025
2	1 Matilda Ct ELTHAM NORTH 3095	$1,445,000	23/12/2024
3	77 Orchard Av ELTHAM NORTH 3095	$1,381,000	10/12/2024

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: 10/04/2025 14:50

9 Pymm Avenue, Eltham North Vic 3095

Lorraine Grimshaw
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3

Rooms: 8
Property Type: House
Land Size: 1067.962 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
10/04/2024 - 09/04/2025: $1,300,000

Comparable Properties



47 Dunbarton Dr ELTHAM NORTH 3095 (REI)

4 3 2

Price: $1,385,000
Method: Private Sale
Date: 17/01/2025
Rooms: 5
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments

1 Matilda Ct ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,445,000
Method: Private Sale
Date: 23/12/2024
Rooms: 5
Property Type: House (Res)
Land Size: 787 sqm approx

Agent Comments



77 Orchard Av ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,381,000
Method: Private Sale
Date: 10/12/2024
Property Type: House (Res)
Land Size: 3322 sqm approx

Agent Comments

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