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	1 Gleneagle Way, Eltham Vic 3095

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,250,000 Property Type House Suburb Eltham

Period - From 22/12/2024 to 21/12/2025 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	91 Rattray Rd MONTMORENCY 3094	$1,400,000	17/11/2025
2	66 Ramptons Rd ELTHAM NORTH 3095	$1,317,500	25/09/2025
3	17 Pennell St ELTHAM NORTH 3095	$1,400,000	24/07/2025

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: 22/12/2025 11:03

1 Gleneagle Way, Eltham Vic 3095

JellisCraig

John Le Gros
03 9439 1222
0422 608 038
johnlegros@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 993 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
22/12/2024 - 21/12/2025: $1,250,000

Comparable Properties



91 Rattray Rd MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,400,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments

66 Ramptons Rd ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,317,500
Method: Private Sale
Date: 25/09/2025
Rooms: 7
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments



17 Pennell St ELTHAM NORTH 3095 (REI/VG)

4 2 3

Price: $1,400,000
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 711 sqm approx

Agent Comments

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