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	42 Manning Road, Eltham North Vic 3095

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

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

Period - From 07/04/2024 to 06/04/2025 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	29 Weidlich Rd ELTHAM NORTH 3095	$1,222,000	28/03/2025
2	60 Ryans Rd ELTHAM 3095	$1,215,000	12/03/2025
3	2 Wakefield Cl ELTHAM NORTH 3095	$1,250,000	21/11/2024

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: 07/04/2025 17:30

42 Manning Road, Eltham North Vic 3095



4

Rooms: 8
Property Type: House
Land Size: 804.459 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
07/04/2024 - 06/04/2025: $1,300,000

Comparable Properties



29 Weidlich Rd ELTHAM NORTH 3095 (REI)

6 3 4

Price: $1,222,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 795 sqm approx

Agent Comments



60 Ryans Rd ELTHAM 3095 (REI)

5 3 -

Price: $1,215,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 845 sqm approx

Agent Comments



2 Wakefield Cl ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 1032 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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