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	7 Ryans Road, Eltham Vic 3095

Indicative selling price

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

Range between $1,180,000 & $1,260,000

Median sale price

Median price $1,215,000 Property Type House Suburb Eltham

Period - From 01/04/2024 to 31/03/2025 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	180 Pitt St ELTHAM 3095	$1,260,000	12/04/2025
2	35 Snowball Rd ELTHAM NORTH 3095	$1,220,000	05/04/2025
3	7 Upland Ct ELTHAM NORTH 3095	$1,210,000	15/02/2025

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: 14/05/2025 14:24

7 Ryans Road, Eltham Vic 3095

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 796 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,260,000
Median House Price
Year ending March 2025: $1,215,000

Comparable Properties



180 Pitt St ELTHAM 3095 (REI)

4 2 2

Price: $1,260,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



35 Snowball Rd ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,220,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 656 sqm approx

Agent Comments



7 Upland Ct ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,210,000
Method: Private Sale
Date: 15/02/2025
Property Type: House
Land Size: 802 sqm approx

Agent Comments

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