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	101 Glen Park Road, Eltham North Vic 3095

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,267,500 Property Type House Suburb Eltham North

Period - From 19/05/2024 to 18/05/2025 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	9 Marian Ct ELTHAM NORTH 3095	$1,776,000	13/03/2025
2	39 Warringah Cr ELTHAM 3095	$1,660,000	09/03/2025
3	127 Ryans Rd ELTHAM NORTH 3095	$1,550,000	20/01/2025

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: 19/05/2025 10:43

101 Glen Park Road, Eltham North Vic 3095



4 2 2

Property Type: House
Land Size: 807 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
19/05/2024 - 18/05/2025: $1,267,500

Comparable Properties



9 Marian Ct ELTHAM NORTH 3095 (VG)

5 - -

Price: $1,776,000
Method: Sale
Date: 13/03/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 1330 sqm approx

Agent Comments



39 Warringah Cr ELTHAM 3095 (REI/VG)

4 2 3

Price: $1,660,000
Method: Private Sale
Date: 09/03/2025
Rooms: 9
Property Type: House (Res)
Land Size: 3771 sqm approx

Agent Comments



127 Ryans Rd ELTHAM NORTH 3095 (REI/VG)

3 2 2

Price: $1,550,000
Method: Private Sale
Date: 20/01/2025
Rooms: 5
Property Type: House (Res)
Land Size: 819 sqm approx

Agent Comments

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

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