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	30 Arcadia Way, Eltham North Vic 3095

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,272,500 Property Type House Suburb Eltham North

Period - From 01/07/2024 to 30/06/2025 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	11 Drysdale Av ELTHAM 3095	$1,150,000	23/07/2025
2	92 Glen Park Rd ELTHAM NORTH 3095	$1,162,000	27/06/2025
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: 06/08/2025 15:08

30 Arcadia Way, Eltham North Vic 3095

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 1082 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending June 2025: $1,272,500

Comparable Properties



11 Drysdale Av ELTHAM 3095 (REI)

4 3 2

Price: $1,150,000
Method: Sold Before Auction
Date: 23/07/2025
Property Type: House
Land Size: 9000 sqm approx

Agent Comments



92 Glen Park Rd ELTHAM NORTH 3095 (REI)

5 3 2

Price: $1,162,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 878 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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