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	5 Roslyn Court, Eltham North Vic 3095

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,306,000 Property Type House Suburb Eltham North

Period - From 26/08/2024 to 25/08/2025 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	17 Pennell St ELTHAM NORTH 3095	$1,400,000	24/07/2025
2	42 Manning Rd ELTHAM NORTH 3095	$1,350,000	31/05/2025
3	22 Kerrie Cr ELTHAM 3095	$1,350,000	28/05/2025

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: 26/08/2025 13:41

5 Roslyn Court, Eltham North Vic 3095

JellisCraig

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



4 2 1

Property Type: House
Land Size: 1253 sqm approx

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
26/08/2024 - 25/08/2025: $1,306,000

Comparable Properties



17 Pennell St ELTHAM NORTH 3095 (REI)

4 2 3

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

Agent Comments



42 Manning Rd ELTHAM NORTH 3095 (REI/VG)

5 3 2

Price: $1,350,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments



22 Kerrie Cr ELTHAM 3095 (REI)

5 2 2

Price: $1,350,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 1356 sqm approx

Agent Comments

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