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: 41 Glen Park Road, Eltham North Vic 3095

Indicative selling price

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

Range between: $975,000 & $1,050,000

Median sale price

Median price: $1,266,000 Property Type: House Suburb: Eltham North

Period - From: 01/04/2025 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 Angus Ct ELTHAM NORTH 3095	$1,075,000	11/07/2025
2	98 Oronsay Cr DIAMOND CREEK 3089	$920,000	30/06/2025
3	59 Warringah Cr ELTHAM NORTH 3095	$1,020,000	18/03/2025

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: 12/08/2025 12:07

41 Glen Park Road, Eltham North Vic 3095

Luke Coventry
03 9432 1444
0411 233 579
lukecoventry@jelliscraig.com.au



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Property Type: Misc Improvements Residential (no dwelling)
Land Size: 940 sqm approx

Agent Comments

Indicative Selling Price
$975,000 - $1,050,000
Median House Price
June quarter 2025: $1,266,000

Comparable Properties



11 Angus Ct ELTHAM NORTH 3095 (REI)

3 2 2

Price: $1,075,000
Method: Private Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



98 Oronsay Cr DIAMOND CREEK 3089 (REI)

3 2 2

Price: $920,000
Method: Private Sale
Date: 30/06/2025
Rooms: 4
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



59 Warringah Cr ELTHAM NORTH 3095 (REI/VG)

3 1 2

Price: $1,020,000
Method: Private Sale
Date: 18/03/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1273 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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