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	51 Parry Road, Eltham North Vic 3095

Indicative selling price

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

Range between $900,000 & $980,000

Median sale price

Median price $1,312,000 Property Type House Suburb Eltham North

Period - From 19/08/2024 to 18/08/2025 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	111 Progress Rd ELTHAM NORTH 3095	$900,000	29/04/2025
2	2 Stone St DIAMOND CREEK 3089	$975,000	19/03/2025
3	44 Dunbarton Dr ELTHAM NORTH 3095	$950,000	08/03/2025

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: 19/08/2025 14:36

51 Parry Road, Eltham North Vic 3095

JellisCraig

Aaron Yeats
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0400 067 024
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3 2 1

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

Agent Comments

Indicative Selling Price
$900,000 - $980,000
Median House Price
19/08/2024 - 18/08/2025: $1,312,000

Comparable Properties



111 Progress Rd ELTHAM NORTH 3095 (REI/VG)

3 1 2

Price: $900,000
Method: Private Sale
Date: 29/04/2025
Rooms: 4
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments



2 Stone St DIAMOND CREEK 3089 (REI/VG)

4 2 3

Price: $975,000
Method: Private Sale
Date: 19/03/2025
Rooms: 6
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments



44 Dunbarton Dr ELTHAM NORTH 3095 (REI/VG)

3 2 1

Price: $950,000
Method: Private Sale
Date: 08/03/2025
Property Type: House
Land Size: 592 sqm approx

Agent Comments

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