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	25 Arcadia Way, Eltham North Vic 3095

Indicative selling price

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

Range between $1,095,000 & $1,195,000

Median sale price

Median price $1,292,500 Property Type House Suburb Eltham North

Period - From 01/10/2024 to 30/09/2025 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	4 Castle Ct ELTHAM NORTH 3095	$1,055,000	30/09/2025
2	10 Long Valley Way ELTHAM 3095	$1,230,000	25/09/2025
3	46 Dunbarton Dr ELTHAM NORTH 3095	$1,145,000	03/09/2025

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: 04/12/2025 11:10

25 Arcadia Way, Eltham North Vic 3095

Luke Coventry
03 9432 1444
0411 233 579
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4 2 4

Property Type: House
Land Size: 1165 sqm approx

Agent Comments

Indicative Selling Price
$1,095,000 - $1,195,000
Median House Price
Year ending September 2025: $1,292,500

Comparable Properties



4 Castle Ct ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,055,000
Method: Private Sale
Date: 30/09/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



10 Long Valley Way ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 984 sqm approx

Agent Comments



46 Dunbarton Dr ELTHAM NORTH 3095 (REI)

4 2 4

Price: $1,145,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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