# 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<br>Including suburb and postcode | 31 Pymm Avenue, Eltham North VIC 3095 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $1,282,500 Property Type House Suburb Eltham North

Period - From 23/06/2025 to 21/12/2025 Source price_finder

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 51 Parry Road, Eltham North Vic | $950,000 | 06/10/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 23/12/2025