

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

110 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Eltham North

Period - From 17/03/2025 to 16/03/2026 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	2/165 Rattray Rd MONTMORENCY 3094	\$960,000	10/03/2026
2	1/38 Mountain View Rd MONTMORENCY 3094	\$910,000	22/11/2025
3	40 Bible St ELTHAM 3095	\$915,000	22/11/2025

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: 17/03/2026 15:31

Pina Kara
9431 1222
0415 911 437
pinakara@jellisrcraig.com.au



1 1 0

Rooms: 3
Property Type: House
Land Size: 1355 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$980,000
Median Unit Price
17/03/2025 - 16/03/2026: \$780,000

Comparable Properties



2/165 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$960,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 385 sqm approx

1/38 Mountain View Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$910,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Unit
Land Size: 272 sqm approx



40 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 -

Price: \$915,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 469 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192