

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

26 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,222,000 Property Type House Suburb Eltham North

Period - From 01/01/2025 to 31/12/2025 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 Serafini Ct ELTHAM NORTH 3095	\$1,151,000	14/03/2026
2	33 Weidlich Rd ELTHAM NORTH 3095	\$1,208,000	03/02/2026
3	10 Toombarra Pl GREENSBOROUGH 3088	\$1,177,000	24/01/2026

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:

27/03/2026 14:34



Rooms: 7

Property Type: House

Land Size: 902 sqm approx

Agent Comments

Comparable Properties



4 Serafini Ct ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,151,000

Method: Private Sale

Date: 14/03/2026

Property Type: House

Land Size: 820 sqm approx



33 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,208,000

Method: Private Sale

Date: 03/02/2026

Property Type: House

Land Size: 901 sqm approx



10 Toombarra Pl GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,177,000

Method: Private Sale

Date: 24/01/2026

Property Type: House (Res)

Land Size: 839 sqm approx