

# 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

2/187 Ryans Road, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$595,000

### Median sale price

Median price \$1,220,000

Property Type House

Suburb Eltham North

Period - From 23/03/2025

to 22/03/2026

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	19 Warringah Cr ELTHAM 3095	\$592,500	11/12/2025
2	49 Glen Park Rd ELTHAM NORTH 3095	\$563,000	04/10/2025
3			

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:

23/03/2026 11:51

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**Indicative Selling Price**  
\$595,000

**Median House Price**  
23/03/2025 - 22/03/2026: \$1,220,000



**Property Type:**  
**Agent Comments**

## Comparable Properties



**19 Warringah Cr ELTHAM 3095 (RE/IVG)**

**Agent Comments**



**Price:** \$592,500  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** Land (Res)  
**Land Size:** 1004 sqm approx



**49 Glen Park Rd ELTHAM NORTH 3095 (VG)**

**Agent Comments**



**Price:** \$563,000  
**Method:** Sale  
**Date:** 04/10/2025  
**Property Type:** Land  
**Land Size:** 619 sqm approx

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.

**Account - Jellis Craig | P: 03 94321444**



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