

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

49 Manning Road, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,350,000

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	11 Nungeroo Ct ELTHAM NORTH 3095	\$1,350,000	17/01/2026
2	10 Sarah Ct ELTHAM NORTH 3095	\$1,391,000	24/11/2025
3	8 Sherbrooke St ELTHAM NORTH 3095	\$1,395,000	28/11/2025

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:

10/02/2026 10:10

Dallas Taylor
8841 4808
0408 217 778

dallastaylor@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000

Median House Price

Year ending December 2025: \$1,222,000



 4  2  3

Property Type: House

Land Size: 849 sqm approx

Agent Comments

Comparable Properties



11 Nungeroo Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  3

Price: \$1,350,000

Method: Private Sale

Date: 17/01/2026

Property Type: House

Land Size: 794 sqm approx



10 Sarah Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,391,000

Method: Private Sale

Date: 24/11/2025

Rooms: 7

Property Type: House (Res)

Land Size: 792 sqm approx

8 Sherbrooke St ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,395,000

Method: Private Sale

Date: 28/11/2025

Rooms: 7

Property Type: House (Res)

Land Size: 1893 sqm approx

Account - Jellis Craig | P: 03 8841 4888