

# 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 90 Weidlich 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)

Range between \$1,150,000 & \$1,250,000

### 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	31 Weidlich Rd ELTHAM NORTH 3095	\$1,185,000	27/11/2025
2	59 Allumba Dr ST HELENA 3088	\$1,250,000	09/10/2025
3	17 Melville Dr GREENSBOROUGH 3088	\$1,124,000	21/08/2025

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: 05/02/2026 16:32



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**Property Type:** House  
**Land Size:** 803 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 Year ending December 2025: \$1,222,000

## Comparable Properties



31 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments

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**Price:** \$1,185,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2025  
**Property Type:** House (Res)  
**Land Size:** 859 sqm approx



59 Allumba Dr ST HELENA 3088 (REI)

Agent Comments

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**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 09/10/2025  
**Property Type:** House (Res)  
**Land Size:** 944 sqm approx

17 Melville Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

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**Price:** \$1,124,000  
**Method:** Private Sale  
**Date:** 21/08/2025  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 796 sqm approx

Account - Barry Plant | P: (03) 9431 1243