

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 2/105 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

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

Period - From 27/01/2025 to 26/01/2026 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	22 Orchard Av ELTHAM NORTH 3095	\$1,425,000	29/10/2025
2	16a Ryans Rd ELTHAM 3095	\$1,320,000	18/08/2025
3	4 Tutty PI GREENSBOROUGH 3088	\$1,401,700	16/08/2025

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: 27/01/2026 10:25



5 3 2

Property Type: House (Res)
Land Size: 1207 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
27/01/2025 - 26/01/2026: \$780,000

Comparable Properties



22 Orchard Av ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,425,000
Method: Private Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 1328 sqm approx



16a Ryans Rd ELTHAM 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,320,000
Method: Expression of Interest
Date: 18/08/2025
Property Type: House (Res)
Land Size: 596 sqm approx



4 Tutty Pl GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 3 2

Price: \$1,401,700
Method: Private Sale
Date: 16/08/2025
Rooms: 7
Property Type: House (Res)
Land Size: 613 sqm approx

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