

# 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

2/40 Banks 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

\$1,600,000

&

\$1,750,000

### Median sale price

Median price

\$1,226,000

Property Type

House

Suburb

Eltham North

Period - From

18/08/2025

to

17/02/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
9 Wombat Drive Eltham VIC	\$1,750,000	30/08/2025
15 Diamond Street Eltham VIC	\$1,730,000	17/10/2025

This Statement of Information was prepared on:

18/02/2026