

# 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

159 Scenic Crescent, 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 \$1,900,000 & \$2,000,000

### Median sale price

Median price \$1,226,000 Property Type House Suburb Eltham North

Period - From 22/01/2025 to 21/01/2026 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	30 Nerreman Gateway ELTHAM 3095	\$1,900,000	28/10/2025
2	38 Liddesdale Gr ELTHAM NORTH 3095	\$2,000,700	30/09/2025
3	8 Murrays PI ELTHAM NORTH 3095	\$1,925,000	28/08/2025

**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:

22/01/2026 11:05



**Property Type:** House  
**Land Size:** 2068 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,000,000  
**Median House Price**  
22/01/2025 - 21/01/2026: \$1,226,000

## Comparable Properties



**30 Nerreman Gateway ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 830 sqm approx



**38 Liddesdale Gr ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**



**Price:** \$2,000,700  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Property Type:** House (Res)  
**Land Size:** 795 sqm approx



**8 Murrays PI ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**



**Price:** \$1,925,000  
**Method:** Private Sale  
**Date:** 28/08/2025  
**Property Type:** House  
**Land Size:** 725 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192