

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

79 Zig Zag Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,400,000

&

\$1,520,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 01/10/2023

to 30/09/2024

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	156 Allendale Rd ELTHAM 3095	\$1,455,000	09/10/2024
2	34 Sherbrooke St ELTHAM NORTH 3095	\$1,580,000	04/09/2024
3	2 Echidna Rd ELTHAM 3095	\$1,520,000	02/09/2024

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:

01/11/2024 14:52

79 Zig Zag Road, Eltham Vic 3095

Kevin Davy
03 9431 3425
0438 069 138
kevin.davy@raywhite.com



 4  2  2

Property Type: House
Land Size: 2450 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,520,000
Median House Price
Year ending September 2024: \$1,265,000

Comparable Properties



156 Allendale Rd ELTHAM 3095 (REI)

Agent Comments

 5  3  4

Price: \$1,455,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 2008 sqm approx



34 Sherbrooke St ELTHAM NORTH 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,580,000
Method: Private Sale
Date: 04/09/2024
Property Type: House (Res)
Land Size: 2021 sqm approx



2 Echidna Rd ELTHAM 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,520,000
Method: Private Sale
Date: 02/09/2024
Property Type: House (Res)
Land Size: 1265 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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