

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

218 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,250,000

&

\$1,320,000

Median sale price

Median price

\$1,292,500

Property Type

House

Suburb

Eltham North

Period - From

01/10/2024

to

30/09/2025

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	49 Wycliffe Cr ELTHAM 3095	\$1,302,000	28/10/2025
2	54 Leane Dr ELTHAM 3095	\$1,270,000	27/10/2025
3	8 Hawkhurst Ct ELTHAM 3095	\$1,350,000	30/06/2025

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:

11/11/2025 13:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,320,000
Median House Price
Year ending September 2025: \$1,292,500

Comparable Properties



49 Wycliffe Cr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,302,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 859 sqm approx



54 Leane Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 999 sqm approx



8 Hawkhurst Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 30/06/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1487 sqm approx