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	50 Orchard Avenue, Eltham North Vic 3095

Indicative selling price

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

Single price $1,140,000

Median sale price

Median price $1,200,000 Property Type House Suburb Eltham North

Period - From 01/07/2025 to 30/06/2026 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	3 Long Valley Way ELTHAM 3095	$1,150,000	11/09/2026
2	46 Acheron Cr ELTHAM NORTH 3095	$1,128,000	26/08/2026
3	21 Balmoral Cirt ELTHAM 3095	$1,155,000	19/08/2026

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: 15/09/2026 12:42

50 Orchard Avenue, Eltham North Vic 3095



4 1 2

Property Type: House (Res)
Land Size: 913 sqm approx

Agent Comments

Indicative Selling Price
$1,140,000
Median House Price
Year ending June 2026: $1,200,000

Comparable Properties



3 Long Valley Way ELTHAM 3095 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 11/09/2026
Property Type: House (Res)
Land Size: 832 sqm approx

Agent Comments



46 Acheron Cr ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,128,000
Method: Private Sale
Date: 26/08/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



21 Balmoral Cirt ELTHAM 3095 (REI)

4 2 2

Price: $1,155,000
Method: Private Sale
Date: 19/08/2026
Property Type: House (Res)
Land Size: 1496 sqm approx

Agent Comments

Account - Ray White Eltham | P: 03 9431 3425

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