

# 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

53-55 Banks Road, Eltham 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 \$2,100,000

&

\$2,300,000

### Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham

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	45 Manning Rd ELTHAM NORTH 3095	\$1,720,000	30/10/2025
2	21-25 Aqueduct La DIAMOND CREEK 3089	\$1,921,000	10/09/2025
3	9 Wombat Dr ELTHAM 3095	\$1,750,000	30/08/2025

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:

06/11/2025 16:22



5   
 2   
 3

**Property Type:** House  
**Land Size:** 5837 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,100,000 - \$2,300,000  
**Median House Price**  
 Year ending September 2025: \$1,230,000

## Comparable Properties



**45 Manning Rd ELTHAM NORTH 3095 (REI)**

**Agent Comments**

4   
 2   
 3

**Price:** \$1,720,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House  
**Land Size:** 2364 sqm approx



**21-25 Aqueduct La DIAMOND CREEK 3089 (REI)**

**Agent Comments**

4   
 2   
 7

**Price:** \$1,921,000  
**Method:** Private Sale  
**Date:** 10/09/2025  
**Property Type:** House  
**Land Size:** 6289 sqm approx

**9 Wombat Dr ELTHAM 3095 (REI)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 2025 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243