

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 53-55 Banks Road, Eltham Vic 3095
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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



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)



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

[Agent Comments](#)



21-25 Aqueduct La DIAMOND CREEK 3089 (REI)



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

[Agent Comments](#)

9 Wombat Dr ELTHAM 3095 (REI)



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

[Agent Comments](#)

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