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	4 Darwinia Rise, Eltham North Vic 3095

Indicative selling price

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

Range between $1,480,000 & $1,580,000

Median sale price

Median price $1,260,000 Property Type House Suburb Eltham North

Period - From 01/07/2025 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	14 Glen Gully Rd ELTHAM NORTH 3095	$1,590,000	17/06/2025
2	12 Elmwood Rise ELTHAM NORTH 3095	$1,600,000	17/06/2025
3	9 Glen Gully Rd ELTHAM NORTH 3095	$1,539,800	10/04/2025

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: 27/10/2025 12:24

4 Darwinia Rise, Eltham North Vic 3095



4 2 2

Property Type: House
Land Size: 964 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,580,000
Median House Price
September quarter 2025: $1,260,000

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.

Comparable Properties



14 Glen Gully Rd ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,590,000
Method: Private Sale
Date: 17/06/2025
Property Type: House (Res)
Land Size: 1300 sqm approx

Agent Comments



12 Elmwood Rise ELTHAM NORTH 3095 (REI/VG)

5 2 4

Price: $1,600,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 1400 sqm approx

Agent Comments



9 Glen Gully Rd ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,539,800
Method: Private Sale
Date: 10/04/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1612 sqm approx

Agent Comments

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

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