

# 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

20 Heacham Road, Eltham North 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

\$980,000

&

\$1,070,000

### 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	12 Wakefield CI ELTHAM NORTH 3095	\$1,098,000	06/10/2025
2	4 Castle Ct ELTHAM NORTH 3095	\$1,055,000	30/09/2025
3	243 St Helena Rd GREENSBOROUGH 3088	\$935,000	17/05/2025

**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:

25/11/2025 08:46



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**Property Type:** House  
**Land Size:** 791 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,070,000  
**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



**12 Wakefield CI ELTHAM NORTH 3095 (REI)**

**Agent Comments**

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**Price:** \$1,098,000  
**Method:** Private Sale  
**Date:** 06/10/2025  
**Property Type:** House (Res)  
**Land Size:** 806 sqm approx



**4 Castle Ct ELTHAM NORTH 3095 (REI)**

**Agent Comments**

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**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



**243 St Helena Rd GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

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**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx

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