

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

Range between

\$950,000

&

\$1,020,000

Median sale price

Median price

\$1,137,000

Property Type

House

Suburb

Eltham North

Period - From

01/10/2025

to

31/12/2025

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	1 Robert St MONTMORENCY 3094	\$1,010,000	27/11/2025
2	12 Wakefield Cl ELTHAM NORTH 3095	\$1,098,000	06/10/2025
3	4 Castle Ct ELTHAM NORTH 3095	\$1,055,000	30/09/2025

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:

03/02/2026 14:21



 4  2  2

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

Indicative Selling Price
\$950,000 - \$1,020,000
Median House Price
December quarter 2025: \$1,137,000

Comparable Properties



1 Robert St MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$1,010,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 918 sqm approx



12 Wakefield CI ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  -

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/VG)

Agent Comments

 4  2  2

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

Account - Barry Plant | P: 03 9842 8888