# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode	Including suburb and	3 Wakefield Close, Eltham North Vic 3095
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#### Indicative selling price

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

Range between	\$1,050,000	&	\$1,128,000

### Median sale price

Median price	\$1,260,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	41 Glen Park Rd ELTHAM NORTH 3095	\$1,080,000	03/09/2025
2	52 Luck St ELTHAM 3095	\$1,040,000	26/08/2025
3	6 Colric PI ELTHAM NORTH 3095	\$1,200,000	15/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2025 16:35









**Property Type:** House **Land Size:** 876 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,128,000 Median House Price September quarter 2025: \$1,260,000

# Comparable Properties



41 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)

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Price: \$1,080,000 Method: Private Sale Date: 03/09/2025 Property Type: House Land Size: 940 sqm approx **Agent Comments** 



52 Luck St ELTHAM 3095 (REI/VG)

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**a** 

Price: \$1,040,000 Method: Private Sale Date: 26/08/2025 Property Type: House Land Size: 864 sqm approx **Agent Comments** 



6 Colric PI ELTHAM NORTH 3095 (REI/VG)

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3

Price: \$1,200,000 Method: Private Sale Date: 15/08/2025 Property Type: House Land Size: 862 sqm approx

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Agent Comments

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





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