

# 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

3 Wakefield Close, 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 \$1,050,000

&

\$1,128,000

### 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	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 comparable properties 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



 3    2    2

**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)**

**Agent Comments**

 3    2    2

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



**52 Luck St ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3    1    3

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



**6 Colric PI ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

 3    2    2

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

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