

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

10 Weidlich Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Eltham North

Period - From 01/01/2026 to 31/03/2026 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	36 Tamboon Dr ST HELENA 3088	\$1,090,000	09/05/2026
2	26 Progress Rd ELTHAM NORTH 3095	\$1,105,000	07/05/2026
3	90 Albion Cr GREENSBOROUGH 3088	\$1,005,000	02/05/2026

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: 16/06/2026 11:50



 4  2  3

Property Type: House
Land Size: 818 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 March quarter 2026: \$1,210,000

Comparable Properties



36 Tamboon Dr ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,090,000
Method: Private Sale
Date: 09/05/2026
Property Type: House
Land Size: 767 sqm approx



26 Progress Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  1

Price: \$1,105,000
Method: Private Sale
Date: 07/05/2026
Property Type: House
Land Size: 899 sqm approx



90 Albion Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,005,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 833 sqm approx

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