

# 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

118 Weidlich 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 \$1,200,000 & \$1,300,000

### 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	90 Weidlich Rd ELTHAM NORTH 3095	\$1,210,000	13/03/2026
2	33 Weidlich Rd ELTHAM NORTH 3095	\$1,208,000	03/02/2026
3	31 Weidlich Rd ELTHAM NORTH 3095	\$1,185,000	27/11/2025

**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:

20/03/2026 11:40



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**Property Type:** House  
**Land Size:** 778 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 December quarter 2025: \$1,137,000

## Comparable Properties



**90 Weidlich Rd ELTHAM NORTH 3095 (REI)**

Agent Comments

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**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** House  
**Land Size:** 803 sqm approx



**33 Weidlich Rd ELTHAM NORTH 3095 (REI)**

Agent Comments

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**Price:** \$1,208,000  
**Method:** Private Sale  
**Date:** 03/02/2026  
**Property Type:** House  
**Land Size:** 901 sqm approx



**31 Weidlich Rd ELTHAM NORTH 3095 (REI)**

Agent Comments

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**Price:** \$1,185,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2025  
**Property Type:** House (Res)  
**Land Size:** 859 sqm approx

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