

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

157 Weidlich Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	15 Strathaird CI DIAMOND CREEK 3089	\$1,000,000	14/11/2025
2	1 Angus Ct ELTHAM NORTH 3095	\$1,080,000	16/10/2025
3	85 Weidlich Rd ELTHAM NORTH 3095	\$1,090,000	10/09/2025

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: 11/03/2026 10:12



 3  2  5

Property Type: House
Land Size: 615 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 December quarter 2025: \$1,137,000

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.

Comparable Properties



15 Strathaird CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Private Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 650 sqm approx



1 Angus Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,080,000
Method: Private Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 652 sqm approx



85 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,090,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 782 sqm approx

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