

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 \$895,000 & \$980,000

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	6 Glencairn Ct ELTHAM NORTH 3095	\$1,117,500	02/04/2026
2	8 Solway Ct ST HELENA 3088	\$1,035,000	03/03/2026
3	18 Dunbarton Dr ELTHAM NORTH 3095	\$1,021,500	04/02/2026

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:

28/04/2026 13:49



 3
  2
  5

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

Indicative Selling Price
 \$895,000 - \$980,000
Median House Price
 March quarter 2026: \$1,210,000

Comparable Properties



6 Glencairn Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 3
  2
  2

Price: \$1,117,500
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 563 sqm approx



8 Solway Ct ST HELENA 3088 (REI)

Agent Comments

 3
  2
  2

Price: \$1,035,000
Method: Private Sale
Date: 03/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 995 sqm approx

18 Dunbarton Dr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,021,500
Method: Private Sale
Date: 04/02/2026
Rooms: 5
Property Type: House (Res)
Land Size: 739 sqm approx

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