

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

1/8 Weidlich Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$740,000

&

\$795,000

Median sale price*

Median price

\$875,000

Property Type

Unit

Suburb

Eltham North

Period - From

06/10/2024

to

06/10/2025

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	6/192 Sherbourne Rd MONTMORENCY 3094	\$735,000	27/05/2025
2	2/22 Williams Rd BRIAR HILL 3088	\$775,000	02/05/2025
3	2/12 Meadow Cr MONTMORENCY 3094	\$765,000	26/02/2025

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:

06/10/2025 12:11



3
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$740,000 - \$795,000

Median Unit Price *

06/10/2024 - 06/10/2025: \$875,000

* Agent calculated median

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

6/192 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$735,000

Method: Private Sale

Date: 27/05/2025

Rooms: 4

Property Type: Unit

Land Size: 160 sqm approx



2/22 Williams Rd BRIAR HILL 3088 (REI)

Agent Comments

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 2

Price: \$775,000

Method: Private Sale

Date: 02/05/2025

Rooms: 5

Property Type: Unit



2/12 Meadow Cr MONTMORENCY 3094 (REI/VG)

Agent Comments

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 1
 2

Price: \$765,000

Method: Private Sale

Date: 26/02/2025

Property Type: Unit

Land Size: 289 sqm approx

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