

# 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

49-51 Zig Zag Road, Eltham 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,276,500

Property Type House

Suburb Eltham

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	10 Livingstone Rd ELTHAM 3095	\$1,350,000	07/12/2025
2	169 Progress Rd ELTHAM NORTH 3095	\$1,062,000	16/10/2025
3	65 Allendale Rd DIAMOND CREEK 3089	\$1,400,000	10/06/2025

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:

19/01/2026 12:51



3 2 2

**Property Type:** House  
**Land Size:** 4051 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 December quarter 2025: \$1,276,500

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



**10 Livingstone Rd ELTHAM 3095 (REI)**

Agent Comments

4 2 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 07/12/2025  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 2652 sqm approx



**169 Progress Rd ELTHAM NORTH 3095 (REI)**

Agent Comments

4 2 2

**Price:** \$1,062,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** House  
**Land Size:** 2023 sqm approx



**65 Allendale Rd DIAMOND CREEK 3089 (VG)**

Agent Comments

3 2 2

**Price:** \$1,400,000  
**Method:** Sale  
**Date:** 10/06/2025  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4100 sqm approx

Account - Barry Plant | P: 03 9842 8888